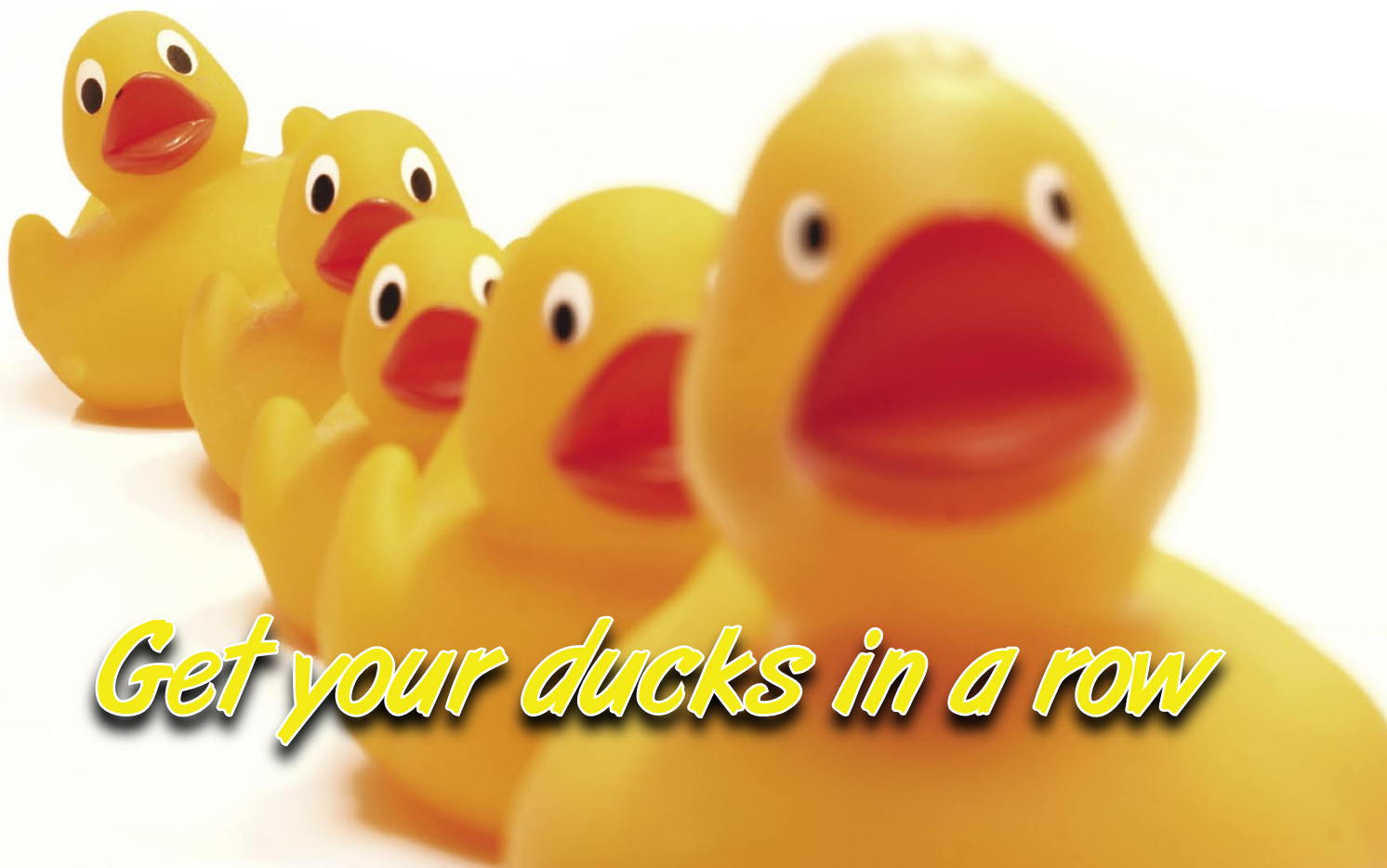


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Energy Performance Certificates For Existing Dwellings



In relation to existing dwellings which are on sale after the 30th of June 2008, the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 establishes a legal duty on the relevant person to make available a valid EPC to a prospective buyer. This duty is satisfied by making available (free of charge) a copy of the certificate.

Date of Commencement

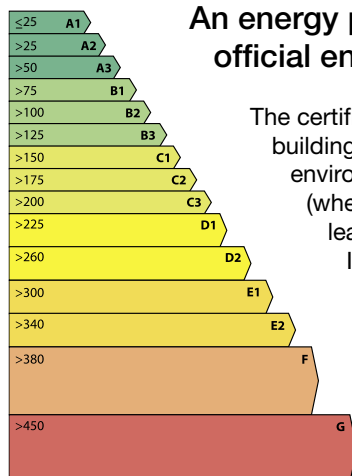
Dwellings

Sale 30th June 2008
New builds 30th September 2008
Rental 30th December 2008

Buildings other than Dwellings

Sale 30th December 2008
New builds 30th September 2008
Rental 30th December 2008

What is an Energy Performance Certificate?



An energy performance certificate shows the official energy efficiency rating of a property.

The certificate provides you with a rating for the building, showing its energy efficiency and its environmental impact on a scale from A to G (where A is the most efficient and G is the least efficient), in graphical format.

It also contains recommended ways to improve the buildings energy performance.

By 2009, all buildings in the UK that are constructed, sold or rented out will have to have an Energy Performance Certificate, in accordance with the European Energy Performance of Buildings Directive.



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