

**CERTIFICACION DE EFICIENCIA ENERGETICA**  
**ENERGY PERFORMANCE CERTIFICATE**

The Royal Decree 235/2013 establishes the obligation of providing an Energy Performance Certificate to property purchasers or users. This Certificate must include objective information about the energy efficiency of a building and values such as the minimum requirements for energy efficiency so that the property owners or tenants of the building can compare or evaluate the said energy efficiency of the building.

**As from the 1st of June 2013**, all those persons who wish to sell or rent their property will be obligated to provide an **Energy Performance Certificate which describes the property**.

Existing dwellings, currently rented, are excluded if used for less than four months a year, always and when the property owner confirms this detail in a declaration.

The Energy Performance Certificate will be valid for a maximum period of **ten years**.

It is important to clarify that in these certificates, according to the installations and the building itself, a grade is obtained which goes from the letter “A” which shows the maximum efficiency to the letter “G” which shows the minimum efficiency. Once the grade “letter” of the building in question has been determined, the technician must recommend measures to be taken so that the building can be upgraded by at least one “letter”. Nevertheless it is not obligatory for a property owner or user of a building to carry out the said recommended improvements.