

Your Legal Questions

Paul Addison
Partner & Solicitor



Q Do I need to obtain an Energy Performance Certificate (EPC) for a property that I rent out?

A Since 1st October 2008 all rental properties with a new tenancy in England and Wales have been required to have an EPC. You do not need to obtain one if there has been no change of tenant since that date. Nor is one required if the tenancy does not comprise a self contained unit but rather only as part of the property, for example if you let the property to a number of tenants who have exclusive use of their bedrooms but share a kitchen and bathroom.

A copy of the EPC will have to be provided free either when (or before) any written information about the property is provided to prospective tenants or a viewing is conducted. The EPC will be valid for ten years so you do not need to obtain a new certificate for each new let within that period.

An EPC must be prepared by a registered assessor and will show two things. It will show the energy efficiency (i.e. the running costs of the property) and the environmental impact of the property (i.e. carbon dioxide emissions). Each of these are rated A-G with A being the most energy efficient. Accompanying the EPC will be a recommendations report with suggested works to be carried out to improve the ratings for the property but a landlord is not obliged to carry out any recommended works.

The penalty for non-compliance is that the landlord can be fined £200. If you are fined, you must still obtain the EPC or you could be liable for further fines.