



## ENERGY EFFICIENCY CERTIFICATION

Additional requirements regarding energy efficiency certification of new, renovated and existing properties came into effect as of December 2013. Administered through the Energy Agency (“ADENE”), any building to be sold, rented or made available to the public must have an Energy Efficiency Certificate describing the thermal properties of the building. New construction must meet minimum standards as defined in legislation.

An Energy Certificate both quantifies and qualifies the indoor air quality of a building, assigning an energy performance rating from A+ (most efficient) to G (least efficient), similar to that used for some appliances and equipment. The certificate also lists and describes the measures to improve the energy efficiency. Energy Certification has been required for all buildings, new or used, for sale and for rent in harmony with the European Union Energy Efficiency Directive.

### Required Documentation

The application must include the following documentation:

1. *Caderneta Predial*
2. *Registo Predial*
3. Copy of Passport or *Certidão Permanente*  
(if the property is owned by a Company)
4. Fiscal Number
5. Property address
6. Technical Drawings of Property



### Certificate Summary

The certificate assesses construction solutions as well as equipment for heating, cooling and production of hot water. Based on the location, surroundings, sun exposure, and construction, the energy requirements are



estimated to keep the house above 20° C in winter and below 25° C in summer in addition to hot water production. An Energy Class from A+ to G is assigned by comparing the energy needs. New housing must achieve a minimum rating of B-.

### **Period of Validity**

The validity of Energy Certificates is normally 10 years for residential units. In the case of commercial buildings where interior air quality is also at issue, the validity period can range between 2, 3 and 6 years. Only Qualified Experts, duly accredited for the purposes of the Energy Certification System, may issue Energy Efficiency Certificates.

### **Fines**

Offenses are punishable by a fine between €250 to €3,740.98 in the case of Individual Owners and from €2,500 to € 44,891.81 in the case of Companies.

### **Conclusion**

To arrange for the necessary steps to perform an Energy Efficiency Certificate Survey for your property, please contact *euroFINESCOs.a.* at +(351) 289 561 333.

*Note: It is essential to assure that the technical drawings match current construction. If there are any unauthorised alterations, the request for certification will be refused.*