



Rogers and Norton Solicitors

newsbrief update



Energy Performance Certificates

To help improve the energy efficiency of buildings and to reflect legislation, the Energy Performance Certificate (EPC) was first introduced for the marketed sale of homes as part of Home Information Packs.

From **1st October 2008** the legislation was widened to state that in the event of completion of construction, sale or letting of all buildings (with some small exceptions), an EPC will need to be provided. This includes all commercial properties and homes, including those being let on assured shorthold tenancies.

All sellers and landlords will be legally required to show prospective buyers or tenants an EPC prior to selling or letting their property. Those who do not produce an EPC when required could be fined £200 but must obtain an EPC or risk further fines or penalty charge. In most cases this will be fixed at 12.5% of the rateable value of the building capped at a maximum of £5,000.

If you require any more information or want us to put you in touch with an assessor, please contact Bruce Faulkner or Marc Greig.



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