



European
Commission



Workshop on legal considerations for energy efficiency upgrades of multi-owner apartment buildings

Brussels, 9 Nov. 2017

Policy context (1/3)

Heating & Cooling Strategy 2016:

"Heating & cooling consume half of the EU's energy and much of it is wasted."

"The Commission invites Member States:

- To review their property laws to address how to share gains from energy improvements in private rented properties between landlords and tenants, and how to share benefits and costs among residents of multi-apartment buildings. This could be set out in the legal status of condominiums or the regulation of building associations"

Policy context (2/3)

Energy Efficiency Directive:

Article 19

Other measures to promote energy efficiency

1. Member States shall evaluate and if necessary take appropriate measures to remove regulatory and non-regulatory barriers to energy efficiency, without prejudice to the basic principles of the property and tenancy law of the Member States, in particular as regards:

(a) the split of incentives between the owner and the tenant of a building or among owners, with a view to ensuring that these parties are not deterred from making efficiency- improving investments that they would otherwise have made by the fact that they will not individually obtain the full benefits or by the absence of rules for dividing the costs and benefits between them, including national rules and measures regulating decision- making processes in multi-owner properties;"

Policy context (3/3)

Clean Energy for All Europeans package (Nov. 2016):

Legislative proposals to change the

- Energy Performance in Buildings Directive (EPBD)
incl. e.g. provisions on electric vehicle charging infrastructure
- Energy Energy Efficiency Directive (EED)
incl. clearer & more frequent energy consumption information to consumers in multi-apartment buildings & transparent national cost allocation rules

Smart Financing for Smart Buildings initiative (SFBSB)

Continuation of products policy (eco-design/labelling)

Today's workshop

- Session 1: **Background/JRC study** (Marina E., JRC)
- Session 2: Understanding **challenges/current status**
- Session 3: Learn about some good/promising **examples**
- Session 4: Try to draw **policy conclusions** in terms of possible/necessary/recommended actions, measures or good practices

*Focus today is on **multi-owner residential** buildings.
(previously workshops focusing on landlord-tenant dilemma were organised)*