
STATUTORY RULES OF NORTHERN IRELAND

2013 No. 12

The Energy Performance of Buildings (Certificates and Inspections) (Amendment) Regulations (Northern Ireland) 2013

Amendments to Regulation 5 (Energy performance certificates on sale and rent) of the Principal Regulations

5.—(1) After regulation 5(1) insert—

“(1A) Before a building is made available for sale or rent, the relevant person shall ensure that an energy performance certificate is issued for the building.”.

(2) For regulation 5(2) substitute—

“(2) The relevant person or a person acting on his behalf shall show, free of charge, a valid energy performance certificate to any prospective buyer or tenant when the prospective buyer or tenant first makes an enquiry about a building.”.

(3) For regulation 5(4) substitute—

“(4) This regulation does not apply in relation to a building that is to be sold or rented out where the relevant person can show that following the sale or rental, the building is to be demolished or subject to a major renovation or he believes on reasonable grounds that the prospective buyer or tenant of the building intends to demolish the building or undertake a major renovation of the building.”.

(4) After regulation 5 insert—

“Energy performance indicator on marketing

5A.—(1) This regulation applies where a building is offered for sale or rent.

(2) The relevant person, or where a person is acting on his behalf that person, shall ensure that the energy performance indicator of the building as expressed in the energy performance certificate is stated in any advertisement for sale or rent of the building in commercial media.

(3) The energy performance indicator shall be in a form approved by the Department.”.