

EPBD in the Netherlands

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The Dutch government wants to make the Energy Performance Certificate less expensive for consumers. This means that for similar homes in a block only a limited number of Certificates is necessary. Next to this the Dutch governments wants to exclude monuments, churches, industrial buildings and temporary buildings from the Certificate.

The Dutch government emphasises the fact that it supports the intention and aim of the Directive and that it complies with a significant number of the obligations. The needs to save energy and to guarantee its provision are explicitly endorsed. The Dutch energy saving policy in built-up areas is ambitious. In recent years, it was focused on improving the energetic quality of new buildings and the existing stock. In the case of new buildings, requirements have been set for the energetic quality (Energy Performance Coefficient), and subsidies have been granted and publicity campaigns initiated for the existing stock.

The Dutch government is concerned about the high administrative charges for citizens and companies that are currently entailed by the implementation of the Directive. The amount concerned each year is 81.5 million euros in extra administrative charges, of which 44.2 million euros applies to companies and 37.3 million euros to citizens. This increase in the administrative charges is at odds with the aim of the Dutch government to reduce administrative charges by at least 25 percent during its current period in office. The Dutch government therefore appreciates greatly the fact that the European Commission has also placed the reduction of administrative charges high on the political agenda.

Given the charges now known, the Netherlands is investigating how the further implementation of the EU Directive can be combined with other measures to stimulate an improvement in the energy performance of buildings. These may include subsidies, tax or other financial incentives like 'White certificates'. Consideration is also being given to how a combination can be found with the way in which housing rents are determined, so that tenants are also encouraged to implement energy-saving measures.

The Dutch government is striving for full implementation of the EPBD in the Netherlands on January 1st 2007. As of this date the education of the assessors and inspectors and the accreditation of the assessors and inspectors that are allowed to issue the Energy Performance Certificate will start. If the Netherlands has enough assessors and inspectors at this date the government will force an Energy Performance Certificate on every transaction in the house market.

More information: [200604_Kamerbrief](#) (Dutch only):