

Do I need an EPC?

It is a legal requirement to have a valid EPC for a property when marketing for sales and/or lettings. There are some exemptions, however these require registration with a national database.

Which Buildings Require an EPC

- Existing buildings that are being sold or rented out
- An EPC is valid for ten years or until a newer EPC is produced for the same building.
- Existing occupiers and tenants will not require an EPC unless they sell, assign or sublet their interest in a building
- A building offered for sale or rent must include the EPC rating shown on the EPC

Where an EPC is not Required

- It is a place of worship
- Temporary buildings with a planned lease time of 2 years or less
- Buildings which are intended to be used less than four months of the year or where the owner or landlord could reasonably expect the energy consumption of the building to be less than 25% of all year round use (residential only)
- Stand-alone building with a total floor area of less than 50m². This only applies to detached units. Where it is within a building, it will need to have a separate EPC or whole building EPC.
- Industrial sites, workshops and non-residential agricultural buildings that don't use a lot of energy
- Car Parks that have open sides.

Contact us for more information



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