



To the Members of the
European Federation of Building Societies

Brussels, 6 July 2012
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Triologue negotiations on the proposal for a directive on energy efficiency: compromise found

Dear Member,

On 13 June 2012 the European Council, the European Parliament and the European Commission have agreed on a compromise during the triologue debate on the proposal for directive on energy efficiency.

The proposal which has been presented by the European Commission on 22 June 2011 was designed to reduce the consumption of energy in the EU Member States until 2020 by 20 % compared to 1990. According to the compromise text this energy saving can only be achieved if every Member State sets a precise target of energy efficiency and determines measures which allow following this objective. In order to do so the European institutions have agreed on the introduction of a duty to renovate buildings on a yearly basis. Yet, this obligation is only applicable to public buildings. Art. 4 of the compromise text states that 3 % of all buildings owned and occupied by the central government of a Member State need to be energetically renovated annually. Buildings belonging to federal bodies or municipal bodies are not covered by the scope of the directive. Private households also do not need to be renovated regularly. Art. 3a simply requires Member States to develop a long term strategy to mobilize investment for the benefit of the renovation of the national stock of residential buildings and commercial buildings. For this reason, Member States shall in addition to an overview of the actual national building stock or an analysis of the necessary costs for renovation of different types of buildings develop methods which provide for a cost efficient deep renovation of buildings.

The Council of the European Union has now to formally decide on the compromise text. The Plenum of the European Parliament will vote on the text on 11 September 2012. The directive is supposed to enter into force by the end of 2012. The implementation into national law shall be completed during the 18 months following the entering into force of the directive.

The final text of the directive will be sent to you after its publication in the Official Journal of the European Union.

For any further questions, please do not hesitate to contact us.

Yours sincerely,

Andreas J. Zehnder
Managing Director
European Federation of Building Societies