



The Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008

Penalty Charges

Energy Performance Certificates (EPCs)

EXISTING DWELLINGS [regulation 5(2)] failure to make available, free of charge, a valid EPC or a recommendation report [regulation 7] to any prospective buyer or tenant or to the person who ultimately becomes the buyer or tenant [regulation 5(3)]

£200 per offence

NEW DWELLINGS [regulation 6(2)] failure to make available, free of charge, a valid EPC or a recommendation report [regulation 7] to the owner not more than 5 days after construction

£200 per offence

NON-DWELLINGS [regulation 35(2)] attract a sliding scale penalty calculated as **12.5% of the net annual value** of each hereditament per offence with a minimum and maximum penalty charge of £500 and £5000 [regulation 35(3)].

Display Energy Certificates (DECs)

[regulation 11(1)] Any building with a total useful floor area over 1000 m² occupied by public authorities and by institutions providing public services to a large number of persons and visited by those persons failure to

[regulation 11(2)(a)] display a valid DEC in a prominent place clearly visible to the public

£500 per offence

[regulation 11(2)(b)] have in possession or control a valid advisory report.

£1000 per offence

Inspection of Air-Conditioning Systems

[regulation 15(1)] Failure to have inspections at regular intervals not exceeding 5 years
£300 per offence

[regulation 17(1)] failure to keep most recent inspection report
£300 per offence

[regulation 17(2)] failure to give most recent inspection report to new relevant person
£300 per offence

[regulation 18] failure by new relevant person (who has not been given most recent inspection report) to have inspection within three months.
£300 per offence

Documents

[regulation 32(4)] Failure to produce for inspection (within seven days) after a request from an authorised officer of an enforcement authority for copies of

a valid EPC and recommendation report or
a valid advisory report or
the most recent inspection report.

£200 per offence

The recipient of a penalty charge may request a review. If after a review, a penalty charge notice is confirmed by the enforcement authority, the recipient may then appeal to the county court.