

Property Ownership Inheritance



Insights & Information from Arsinoi D. Lainioti Law

ADLlawathens



who we are >>>

Our firm provides legal services, in accordance with the highest international standards.

The founder and principal attorney, Arsinoi D. Lainioti is licensed to practice in the United States and Greece, with over 20 years of experience providing legal services to international and domestic clients. She holds a Juris Doctorate degree from the United States and speaks English, Greek, Portuguese and French.

We advise and act on behalf of our clients with respect to a variety of matters pertaining to [Corporate](#) and [Private Law](#).

where to find ADL >>>

ADL Law Offices
Vryoulon 1

Ano Pefki, 15121
Athens, Greece.

www.lainioti-lawoffices.com



ENERGY PERFORMANCE CERTIFICATES (EPC) REQUIRED FOR STRUCTURES IN GREECE

As of January 9th, 2012, an Energy Performance Certificate must be submitted to the Greek Authorities for each rental agreement and real property purchase agreement signed after that date. Newly constructed buildings as well as radically renovated buildings are also subject to the requirement of an Energy Performance Certificate.

The Energy Performance Certificate is intended to record the energy efficiency of the property (properties are categorized in accordance with their energy efficiency).

Improvements for the reduction of the structure's energy consumption are recommended by the Building Energy Inspector in accordance with European Directive No. 2010/31/EC and Articles 1 through 12 of Greek Law No. 3661/2008.

Houses, apartments, offices and stores are subject to the requirement for an Energy Performance Certificate. Exemptions from the requirement are allowed in the following cases:

Properties with a total surface size of 50 square meters or less.

Storage spaces, including those which are incorporated in a residential property and/or are being rented separately.

Buildings utilized for the following purposes: industry (large and cottage industries), educational and research laboratories, storage, vehicle garages and gas service stations.

Amendments and renewals of existing rental agreements.

Energy Performance Certificates are issued by Energy Inspectors who are certified by the Greek Ministry of Environment. An on-site inspection of the building/structure is required.

The following fees apply to residential properties:

When the entire building is being inspected: 1 Euro per Square Meter inspected (minimum fee of 200 Euros).

When a section of a building is being inspected (eg. apartment): 2 Euros/square meter (minimum fee of 150 Euros).

When a single family dwelling is being inspected: 2.5 Euros/square meter (minimum fee of 200 Euros).

The following fees apply to commercial properties:

For the inspection of building which is 1,000 square meters or less in size: 2.5 Euros per Square Meter (minimum fee of 300 Euros).

For the inspection of a structure which is greater than 1,000 square meters in size: 2.5 Euros for the first 1,000 Square meters and 1.5 Euros for the remaining square meters.

Feel free to contact us if we can assist you with any aspect of the EPC. If you require a recommendation for an Energy Inspector, we would be happy to provide you with contact information for Inspectors who have successfully handled our clients' certifications in the past.

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Property Management

