

## **Developers: Alert your building owners to obtain EPCs**

As reported on in our [Development Law Update 2/2022](#), **owners of non-residential buildings** must ensure to be in possession of **Energy Performance Certificates** (“EPC”) by the **7 December 2022** deadline. Failure to comply is dealt with harshly, and may result in attracting a fine of up to R5 million (or even imprisonment, although the latter will likely only be imposed in exceptional instances).

The requirement to be in possession of an EPC was gazetted on 8 December 2020, and owners of non-residential properties have had two years to comply. According to government sources, a minimal amount of building owners have thus far complied.

The requirement applies to government buildings of more than 1000 sqm and privately-owned buildings of more than 2000 sqm.

According to government, the EPC requirement is a means by which it promotes the energy efficiency of buildings which, in turn, it hopes could go a long way to ease pressure on the grid. It is not yet known if a grace period would be given to building owners who do not comply by the deadline, but there is a possibility it may be extended.

More details relating to this requirement can be found [in our previous article](#), together with a copy of the Regulations themselves.

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