

# The Minimum Energy Efficiency Standard- Quick guides for domestic private landlords

## Guide Four: Exemptions and how to register them

- ✓ **If a domestic private rented property is covered by the minimum energy efficiency standard (MEES) Regulations (see guide one) and has an Energy Performance Certificate (EPC) rating of F or G, the landlord will need to improve it to a minimum of EPC E, unless a valid exemption applies, if they wish to continue to let it.**

If an EPC F or G rated property meets the criteria for any of the exemptions below, you will be able to let it once you have registered the exemption on the [PRs Exemptions Register](#). To register an exemption, you will need to set up an account, enter details of the property, and upload all the required evidence.

### Information required for *all* exemptions

- When registering your exemption on the **PRs Exemptions Register**, in addition to the information required for the specific exemption you wish to register, you will also be asked to provide:
  - the address of your rental property;
  - the type of exemption you are registering; and
  - a copy of a valid Energy Performance Certificate (EPC) for the property.

### The property is still below EPC E after improvements have been made (or there are none that can be made)

This exemption will last five years; after this time it will expire and you must try again to improve the property's EPC rating to E. If this cannot be achieved then you may register a further exemption.

- This exemption can be registered if you have made all the improvements recommended in your property's EPC report **up to the value of £3,500 (inc. VAT)** (or there are none that can be made) and your property remains below E.

#### Information required to register the exemption:

- if you didn't rely on your EPC report to select measures appropriate for your property, and instead opted for a report prepared by a surveyor, for example, you must provide a copy of that report;
- details, including date of installation, of all recommended improvements you made at the property (unless none were recommended).

### 'High cost' exemption No improvement can be made because the cost would exceed £3,500 (inc. VAT)

Once registered, the exemption will last five years; after this time it will expire and you must try again to improve the property's EPC rating to E. If this cannot be achieved then you may register a further exemption.

- You may register this exemption if you cannot improve your property to E because the cost of installing even the cheapest measure recommended in your property's recommendations report **would exceed £3,500 (inc. VAT)**.

#### Information required to register the exemption:

- copies of three quotes for purchasing and installing the cheapest recommended measure from qualified installers, demonstrating that the cost would exceed £3,500 (inc. VAT); and
- written confirmation that you are satisfied that the measure exceeds £3,500 (inc. VAT).

### Wall insulation exemption

Once registered, the exemption will last five years; after this time it will expire and you must try again to improve the property's EPC rating to E. If this cannot be achieved then you may register a further exemption.

- You may register this exemption if the only relevant improvements for your property are cavity wall insulation, external wall insulation or internal wall insulation (for external walls) *and* you have obtained written expert advice indicating that these measures would negatively impact the fabric or structure of the property (or the building of which it is part).

#### Information required to register the exemption:

- a copy of the written opinion of a relevant expert stating that the property cannot be improved to an EPC E because a recommended wall insulation measure would have a negative impact on the property (or the building of which it is part).

### Third-party consent exemption

Once registered, the exemption will last five years, or, where lack of tenant consent was the issue, until the current tenancy ends or is assigned to a new tenant. In either case, once the exemption comes to an end, you will need to try again to improve the EPC rating of the property, or register a further exemption.

- You may register this exemption if the relevant improvements for your property need consent from another party, such as a tenant, superior landlord, mortgagee, freeholder or planning department, and despite your best efforts that consent cannot be obtained, or was given subject to conditions you could not reasonably comply with.

#### Information required to register the exemption:

- a copy of any correspondence and/or relevant documentation demonstrating that consent for the recommended measure was required and sought, *and* that this consent was refused, or was granted subject to a condition that you were not reasonably able to comply with.

### Property devaluation exemption

Once registered the exemption will last five years; after this time it will expire and you must try again to improve the property's EPC rating to E. If this cannot be achieved then you may register a further exemption.

- You may rely on this exemption if you have obtained a report from an independent surveyor who is on the Royal Institute of Chartered Surveyors (RICS) register of valuers advising that the installation of the relevant improvement measures would reduce the market value of the property, or the building it forms part of, **by more than 5%**.

#### Information required to register the exemption:

- a copy of the report prepared by an independent RICS surveyor that provides evidence that the installation of the recommended measures would devalue to property by more than 5%.

### Temporary exemption due to recently becoming a landlord

The exemption will last **six months from the date you became the landlord**; after this time it will expire and you must either have improved the property to EPC E, or have registered another valid exemption, if one applies.

- If you have recently become a landlord under certain circumstances (see **section 4.1.6 in Chapter 4 of the Guidance** for details of those circumstances) you will not be expected to take immediate action to improve your property to EPC E. You may claim a **six month** exemption from the date you became a landlord.

#### Information required to register the exemption:

- the date on which you became the landlord for the property; and
- the circumstances under which you became the landlord.

### Exemptions Register Tips

- When registering an account on the Exemptions Register you will be sent an account activation e-mail with a link to click to complete the registration. While this e-mail is generated and sent as soon as you have entered the registration information and clicked the 'Create account' button, it can take up to 24 hours to arrive in your inbox depending on the e-mail server you use. If the e-mail has not appeared in your inbox within 24 hours, check your junk and spam folders as they sometimes get redirected there (depending on how you have set up your e-mail account). If the activation e-mail still cannot be found, you can prompt another one to be sent by clicking the 'forgotten password' button on the Register sign in page.
- If you are uploading a document, or documents, to the Register, the Register can accept pdf, png, jpg, jpeg, doc or docx files, with a maximum size of 4.00 MB per file.
- Exemption data cannot be amended once the data has been submitted. Make sure you have checked everything carefully before submitting.
- If you improve an exempt property to E after having registered an exemption (or stop renting the property out) you can cancel the exemption by going to your account 'dashboard' page and clicking 'View or manage my exemptions'.
- If you have any difficulties using the register you can get technical support by e-mailing: [PRSRegisterSupport@BEIS.gov.uk](mailto:PRSRegisterSupport@BEIS.gov.uk) or by calling: 0333 234 3422.





















