

# Can you rent your property after April 2018?

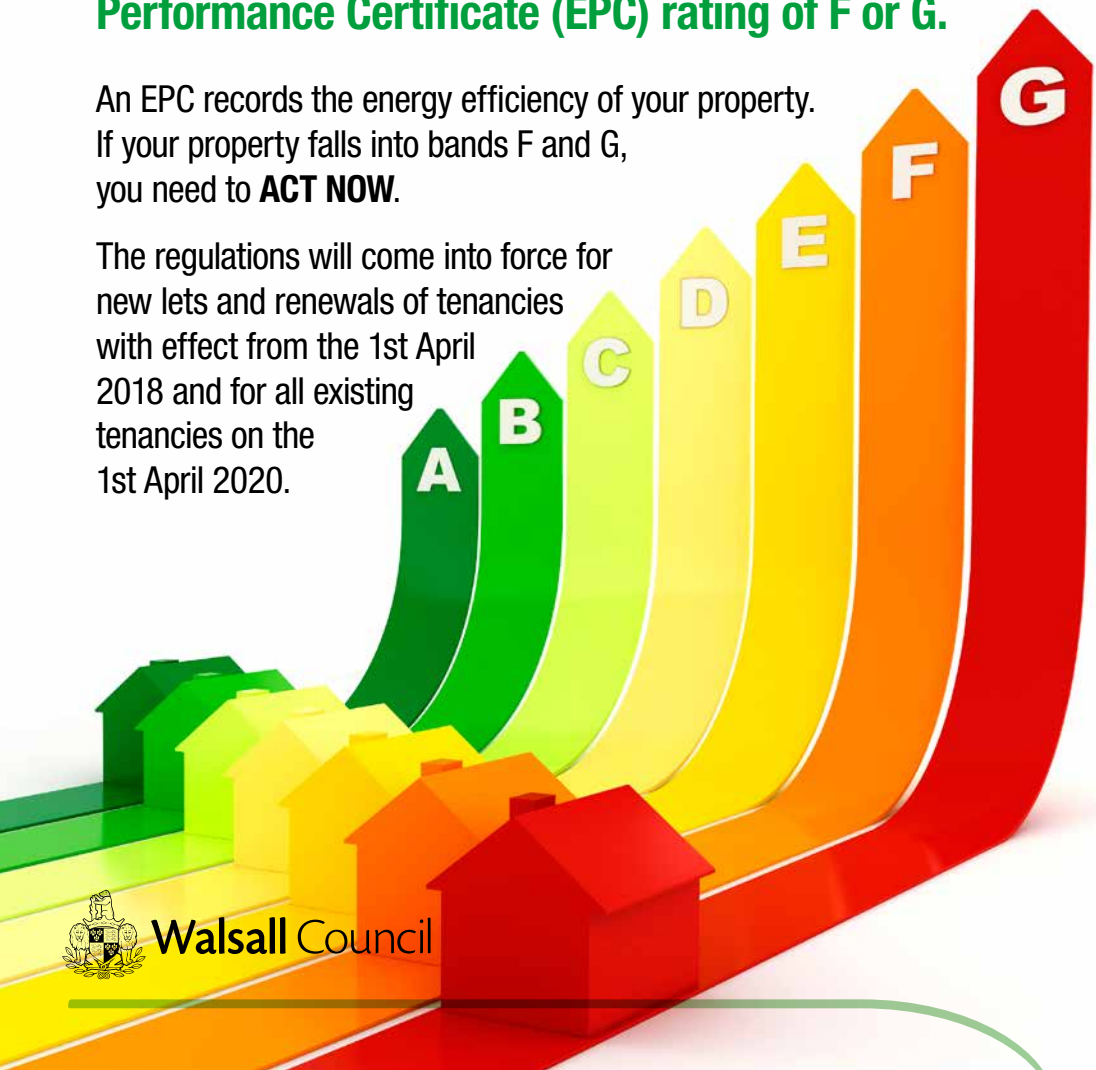
From 1st April 2018 it will be unlawful to grant a new tenancy or extend a lease for a domestic or commercial property with an Energy Performance Certificate (EPC) rating of F or G.

An EPC records the energy efficiency of your property. If your property falls into bands F and G, you need to **ACT NOW**.

The regulations will come into force for new lets and renewals of tenancies with effect from the 1st April 2018 and for all existing tenancies on the 1st April 2020.



Walsall Council



## Fixed Penalty Notice

This authority will issue fixed penalty notices for up to a maximum of £5000.

Government Legislation is changing. It is essential to review your property as soon as possible.

- Know the EPC Rating of your property
- Be aware of the penalties
- Protect the value of your property
- Avoid delays in securing Tenants and Rental Income

## What You should do If Your Rental Property Has an EPC that Is Lower than an E Rating

- Get an up-to-date EPC carried out.
- If new EPC rating is still below an E, carry out efficiency improvements to boost your rating before you let it out or renew your contract.
- EPC report will have a list of recommended measures for improving your property's energy efficiency performance. Carry out enough of these measures to improve your score to above an E rating.
- Speak to your EPC assessor if you are unsure about how to proceed with improvements.
- After the energy efficiency changes have been made to the property, you will then need to get another EPC to show the new energy rating.

