

Unofficial translation

# **Act to Promote Energy Savings in Buildings**

**Danish Act no. 585 of 24th June 2005**

Danish Energy Authority

October 2005

# Act to Promote Energy Savings in Buildings

WE, MARGRETHE THE SECOND, by the Grace of God Queen of Denmark, hereby proclaim: Parliament has passed and we have given our Royal Assent to the following Act:

## Chapter 1

### *Purpose*

§ 1. The primary purpose of the Act is to promote energy savings and to increase efficiency in all use of energy in buildings. The purpose of the Act is also to contribute to reducing water consumption in buildings.

## Chapter 2

### *Field of application of the Act*

§ 2. The Act encompasses all buildings consisting of a construction with a roof and outer walls and in which energy is used to regulate the indoor climate.

*Paragraph 2.* The definitions and limitations used in the Building and Dwelling Register apply in this Act, unless otherwise specified in the Act or in rules set pursuant to it.

*Paragraph 3.* The Minister of Transport and Energy may set rules on exempting, or make specific decisions to exempt, certain buildings and categories of buildings and parts of buildings from the requirements either in the Act or in rules set pursuant to it.

## Chapter 3

### *Energy labelling of buildings*

§ 3. Energy labelling of buildings is done for all buildings located on a continuous property which consists of one or several cadastral registrations and which, as noted in the land register, shall be kept unified (cf. the Act on Subdivision and Other Registering in the Land Register). Energy labelling of new buildings (cf. 11) may, however, be done for individual buildings.

*Paragraph 2.* The energy labelling covered by paragraph 1 includes the energy labelling of flats and other units for particular use.

*Paragraph 3.* The energy labelling shall show the building's energy status and may also include information on water consumption. The energy labelling consists of:

1. An energy label, which is a standardised and documented statement of the building's energy status calculated on the basis of normal use of the building and including energy consumption for heating, hot tap-water, cooling, ventilation and lighting. Water consumption may also be included;
2. An energy plan, which is a documented summary of proposals for energy-saving measures and advice on how energy consumption can be reduced. The energy plan may also contain proposals for water-saving procedures;
3. Documentation for energy labelling and other relevant information. The documentation contains the principal measures for energy labelling and registrations from the inspection of the building and its installations and is used to calculate the energy label and to assess energy savings in the energy plan.

*Paragraph 4.* Energy labelling may be done in several categories for various types of building and building uses.

*Paragraph 5.* Energy labelling shall be drafted by an energy consultant who has been approved according to the rules set pursuant to § 24 on the drafting of energy labelling for the building categories concerned.

*Paragraph 6.* The Minister of Transport and Energy may set rules specifying that, rather than for a continuous property (cf. paragraph 1), other conditions may be defined for the energy labelling of buildings,

including that energy labelling, in particular cases apart from what is established in § 11, may be done for individual buildings.

**§ 4.** The Minister of Transport and Energy sets further rules on the energy labelling of buildings, including on categories of energy labelling, the basis for energy labelling, contents, formulation, implementation, documentation and registration of consumption and operational conditions, as well as on the retrieval, central registration and dissemination of information in connection with energy labelling. The Minister may also set rules specifying that installations and equipment owned or operated by the owners of owner-occupied flats or by tenants and other similar users shall not be included in the energy labelling.

*Paragraph 2.* The Minister of Transport and Energy may set rules on the validity of energy labelling. Various periods of validity may be set for different categories of energy labelling. The validity of an energy labelling may, however, not exceed ten years.

*Paragraph 3.* An energy labelling becomes invalid if additions or other changes are made which significantly affect the building's energy performance. The Ministry of Energy and Transport sets more specific rules in this regard.

*Paragraph 4.* The Minister of Transport and Energy may set rules specifying that energy consultants shall submit the completed energy labellings to a register (see § 25) and that the energy labellings' validity may be made dependent on the energy labellings having been submitted to the register.

*Paragraph 5.* Energy labelling done by an internal energy consultant (cf. § 25, paragraph 1, point 1) is not valid in relationship to the requirement on presentation of energy labelling as of the sale, rental or transfer of right of use (cf. § 6-8) nor to the requirement on the energy labelling of a new building (cf. § 11).

**§ 5.** The obligation to have energy labelling done for buildings, flats or other units in order to fulfil the requirements in Chapters 4-6 applies to the current owner. For buildings with owner-occupied flats, the obligation applies to the owners' association.

*Paragraph 2.* The Minister of Transport and Energy may set rules specifying that owners shall provide energy consultants with any information they require for energy labelling.

## Chapter 4

### *Energy labelling as of sale, rental, etc.*

**§ 6.** When a building or owner-occupied flat is sold, an energy labelling for the building or owner-occupied flat concerned (cf. §§ 3, 4 and 10) shall be provided. It is the seller's responsibility to ensure that the purchaser has received the energy labelling for the building or owner-occupied flat concerned before agreement on sale is concluded.

*Paragraph 2.* If a purchaser of a building or owner-occupied flat has not been provided with the energy labelling before the agreement is concluded and if the seller does not, after having been so requested, provide the energy labelling, the purchaser has the right to have the energy labelling drawn up at the seller's cost, provided that this is done within a reasonable period of time.

*Paragraph 3.* Paragraphs 1 and 2 may not be waived by agreement between the parties to the purchaser's disadvantage.

*Paragraph 4.* An owner of an owner-occupied flat may request at any time that a valid energy labelling (which is part of the building's energy labelling) for the flat be made available by the building's owners' association as soon as possible and at no cost so that the owner of the owner-occupied flat may fulfil his/her obligations to present an energy labelling before the flat is sold. If the owners' association does not deliver the energy labelling to the owner of an owner-occupied flat in the building after having been so requested, the owner concerned may have the energy labelling drawn up at the owners' association's cost, or, as the seller of the owner-occupied flat, demand that the costs referred to in paragraph 2 be covered by the owners' association.

**§ 7.** When a building, dwelling- or commercial unit or other commercial premises in a building are rented, an energy labelling for the building or the unit concerned (cf. §§ 3,4 and 10) shall be presented. It is the

landlord's responsibility to ensure that the tenant has been provided with the energy labelling for the tenancy before the rental agreement is concluded.

*Paragraph 2.* Paragraph 1 may not be waived by agreement between the parties to the purchaser's disadvantage.

*Paragraph 3.* When an owner-occupied flat is rented, § 6, paragraph 4, applies.

*Paragraph 4.* The Minister of Transport and Energy may set rules specifying that relatively short-term rental is not covered by paragraph 1.

**§ 8.** With transfer of part of or a share or stock in a co-operative-housing society where right of use to a dwelling unit in the co-operative-housing society's building is connected to the share, part or stock, an energy labelling of the dwelling unit shall be made available (cf. §§ 3, 4 and 10). The party transferring the share, part or stock in the co-operative-housing society is responsible for ensuring that the new titleholder has been provided with the energy labelling for the dwelling unit concerned before the transfer agreement is concluded.

*Paragraph 2.* Before an agreement on transfer as referred to in paragraph 1 is concluded, the new titleholder has the right to have the dwelling unit's energy labelling drafted at the transferring party's expense (provided that this is done within a reasonable period of time) if the latter has not provided the energy labelling after having been so requested.

*Paragraph 3.* Paragraphs 1 and 2 may not be waived by agreement between the parties to the new titleholder's disadvantage.

*Paragraph 4.* Stockholders or shareholders in co-operative-housing societies have the right to request that the co-operative-housing society make a valid energy labelling available for the dwelling unit concerned as soon as possible and at no cost so that the party concerned may fulfil his/her obligation to present the energy labelling before any transfer agreement as referred to in paragraph 1 is concluded. If the co-operative-housing society does not deliver the energy labelling to the transferring party after having been so requested, the latter may have the energy labelling drafted at the co-operative-housing society's expense or demand that the expenses incurred pursuant to paragraph 2 be covered by the co-operative-housing society.

*Paragraph 5.* The provisions in paragraphs 1-3 also apply when the right of use to a building, dwelling or commercial unit or other commercial premises in a building owned by other companies, associations, co-owners and societies is transferred if participation in the former involves the right of use to the building, unit or premises concerned. The same applies to use agreements which give the right of use to real estate on a time-share basis.

**§ 9.** Transfer by means of inheritance, gift, compulsory sale, transfer from bankrupt estates or transfer to spouse or partner continue not to be considered as sale covered by § 6, paragraph 1, or as transfer covered by § 8, paragraph 1.

**§ 10.** The energy labelling which shall be provided pursuant to §§ 6-8 shall be valid and drafted according to the rules in § 3 and § 4. If there are several valid energy labels for the building or unit, the energy label prepared most recently shall be the version provided at the time of sale, rental or transfer.

*Paragraph 2.* The Minister of Transport and Energy may set further rules on the delivery of energy labelling to those so entitled according to §§ 6-8, including conditions for electronic delivery and for delivery deadlines.

## Chapter 5

### *Energy labelling, etc., when new buildings are constructed*

**§ 11.** When a new building is constructed and when additions are made to an existing building which are so extensive as to be considered as a new building, the owner shall have the building energy labelled (cf. § 3 and § 4) before the building enters service. The energy labelling shall include information on the building in relationship to the energy requirements in building regulations.

*Paragraph 2.* The owner shall send the energy labelling for the new building to the municipal building authority by the time the building works are declared as completed. Entry into service is conditional on the energy labelling for the building having been delivered to the building authority.

*Paragraph 3.* The Minister of Transport and Energy may set rules specifying that building-permit applications shall be accompanied by information on the possibilities for alternative systems for building heating or cooling and that this information is a condition for the issuing of building permits.

**§ 12.** The Minister of Transport and Energy may set rules specifying that planners and builders of new buildings shall deliver the necessary documentation for the new building to the energy consultant with whom the owner of the building has entered into an agreement on energy labelling of the building.

*Paragraph 2.* The Minister of Transport and Energy may set rules specifying that the planners shall give the building owner information on how the energy effectiveness in the project proposed can be improved and that the rules in this regard may not be waived by agreement between the parties to the building owners' disadvantage.

**§ 13.** The energy labelling of a new building may only be used in connection with sale, rental or transfer of right of use according to §§ 6-8 if the energy labelling includes an energy labelling of the entire property.

## Chapter 6

### *Regular energy labelling of buildings*

**§ 14.** The Minister of Transport and Energy sets rules specifying that buildings shall be regularly energy labelled and rules on the categories of properties and buildings covered.

**§ 15.** The Minister of Transport and Energy may set rules specifying that the owner shall ensure that operational records are kept containing information on the periodic registration of energy- and water consumption as well as on other operational conditions related to energy use in the building's systems.

## Chapter 7

### *Monitoring, inspection and maintenance of technical installations*

**§ 16.** The Minister of Transport and Energy may set rules on:

1. inspection, control measurement, adjustment, cleaning, operation and improvement of technical installations; and
2. advice on operation, maintenance, efficiency, replacement and improvement of technical installations.

*Paragraph 2.* Technical installations (cf. paragraph 1) include boiler systems, heat exchangers, heating systems, ventilation- and air-conditioning systems and other energy consuming systems used in connection with buildings.

**§ 17.** The Minister of Transport and Energy may set rules specifying that before technical installations are entered into service, it shall be verified that the installation concerned fulfils the energy requirements in building regulations.

*Paragraph 2.* Rules set according to paragraph 1 apply both to the installation of technical installations in new buildings and installation or replacement of installations in existing buildings.

*Paragraph 3.* The Minister of Transport and Energy may set rules specifying that the owner or the expert who has monitored a technical installation shall inform the local building authority as to the results of the monitoring.

**§ 18.** Inspection and control measurement of technical installations (cf. § 16, paragraph 1), as well as monitoring before technical installations are entered into service (cf. § 17, paragraph 1) shall be done by an

expert who has been approved, according to rules set pursuant to § 24, to carry out the inspection of the type of system concerned.

## Chapter 8

### *Public buildings*

**§ 19.** Buildings owned by public institutions, enterprises, etc. as referred to in § 22, paragraph 1, shall be regularly energy labelled with respect to the rules set pursuant to § 14 if the building's total floor area is over 1000 m<sup>2</sup>.

**§ 20.** In the public institutions, enterprises, etc., referred to in § 22, paragraph 1, the energy labelling carried out shall be displayed so that it is visible to building users. The Minister of Transport and Energy may set rules specifying that the energy labelling shall be publicly available in another way.

**§ 21.** The Minister of Transport and Energy may set rules specifying that public institutions, enterprises, etc., as referred to in § 22, paragraph 1:

1. shall carry out the energy savings identified pursuant to the rules in this Act or rules set pursuant to this Act;
2. shall appoint an energy manager for the institution's buildings to carry out specific tasks concerning the buildings' energy- and water consumption;
3. shall prepare a report of the overall consumption figures relative to the buildings' energy- and water consumption; and
4. shall make ongoing registrations of energy- and water consumption and the results of technical-installation monitoring relative to Chapter 7 publicly available.

*Paragraph 2.* The Minister of Transport and Energy may set further rules on the nature and carrying out of the activities referred to in paragraph 1, including the administration thereof.

*Paragraph 3.* The Ministry of Energy and Transport may wholly or partially exempt certain public buildings, enterprises, etc., from requirements in the rules set pursuant to paragraphs 1 and 2.

**§ 22.** § 19 and § 20 apply to the following official institutions, enterprises, etc.:

1. the civil service;
2. institutions, companies, associations, etc., the expenditures arising from activities of which are primarily covered with public funds or if, pursuant to the law, they have been granted the authority to make decisions on behalf of the public sector;
3. enterprises owned by the government or in which the government has deciding influence.

*Paragraph 2.* The Ministry of Energy and Transport may wholly or partially exempt from § 19 and § 20 certain public institutions, enterprises, etc., covered by paragraph 1.

**§ 23.** The Minister of Transport and Energy may set rules specifying that § 19 and § 20 and rules set pursuant to § 21 may, under certain conditions, apply to buildings which the public institutions, enterprises, etc., referred to in § 22, have rented.

## Chapter 9

### *Energy consultants and experts*

**§ 24.** The Minister of Transport and Energy may set rules on registration-, approval- or appointment schemes or schemes for accredited certification of:

1. energy consultants and companies employing energy consultants, including internal energy consultants; and

2. experts carrying out the monitoring, inspection and maintenance of technical installations according to the rules in Chapter 7, as well as companies employing such experts, including internal experts.

*Paragraph 2.* In connection with the schemes referred to in paragraph 1, The Minister of Transport and Energy sets further rules on:

1. approval, appointment, certification or registration of energy consultants and experts, as well as of the companies employing them, including qualification requirements and other conditions for approval, appointment, certification or registration;
2. withdrawal or revoking of approval, appointment, certification or registration;
3. energy consultants' and experts' activity, obligations and impartiality, as well as obligations imposed on the companies employing them;
4. guidelines for energy consultants' and experts' carrying out of energy labelling after inspection, including the use of calculation devices, etc.
5. requirements on the equipment used for energy labelling or monitoring, inspection and maintenance of technical installations, including the monitoring of equipment;
6. the setting up and administration of the schemes;
7. inspection and monitoring of energy consultants and experts, as well as of the companies employing them, including checking of the work done covered by the schemes;
8. complaints regarding services provided by energy consultants and experts and the companies employing them, including the foundation of complaints;
9. the making of decisions regarding any corrections to energy labelling carried out and inspection or carrying out of new energy labelling or inspection by other energy consultants or experts, as well as regarding complaints or the issuing of warnings.

*Paragraph 3.* In connection with the schemes referred to in paragraph 1, The Minister of Transport and Energy may set rules on:

1. maximum fees for services provided by energy consultants or experts;
2. payment to cover the costs of approval, appointment, certification, registration, inspection, monitoring, quality assurance, operation of the register referred to in § 25 and other computerised systems, as well as other administration, etc. The payment may be collected in the form of a one-off fee, annually, as a regular fee or as a fee per energy labelling or inspection;
3. payment for admission courses and obligatory further training courses for energy consultants and experts;
4. public-liability insurance for energy consultants and experts and for the companies employing them.

*Paragraph 4.* The Minister of Transport and Energy may set rules specifying that paragraphs 2 and 3 also apply to other work done by energy consultants or experts with respect to other legislation in their capacity as approved, appointed, certified or registered energy consultants or experts according to this Act.

*Paragraph 5.* §§ 144, 150, 152 and 155-157 of the Criminal Code apply to appointed, approved or certified energy consultants.

## Chapter 10

### *Various provisions*

**§ 25.** The Ministry of Energy and Transport sets up a register for the energy labelling of buildings and for the monitoring, inspection and maintenance of technical installations covered by Chapter 7. In this regard, the Minister may set further rules on the setting up and operation of the register, including on the reporting and registration of information, exemptions from registration and on access to and dissemination of the information registered.

*Paragraph 2.* In connection with the setting up of a register as referred to in paragraph 1, the Minister of Transport and Energy may set rules on the reporting of other information on the building, including registered energy consumption as referred to in § 28, paragraph 2, point 2.

*Paragraph 3.* The current owner of a building or an owner-occupied flat has full access to the information and calculations registered in connection with the energy labelling of buildings and with monitoring,

inspection and maintenance of technical installations covered by Chapter 7. The owner and the energy consultants or experts who carry out the energy labelling or monitoring and inspection of technical installations may, without further permission, use this information and these calculations in connection with subsequent energy labelling or monitoring and inspection, etc., of technical installations.

**§ 26.** For buildings with several owners, the obligations set in this Act or in rules set pursuant to it apply to the owners jointly.

**§ 27.** An owner shall inform tenants, shareholders and other similar users (cf. § 8) about a completed energy labelling and, when so requested, shall provide them and their authorised representatives with access to the energy labelling.

*Paragraph 2.* In buildings with owner-occupied flats, the owners' association shall inform the owners of owner-occupied flats about a completed energy labelling and, when so requested, provide them and their authorised representatives with access to the energy labelling.

**§ 28.** The Ministry of Energy and Transport and the Energy Complaints Commission may require authorities, owners of buildings or owner-occupied flats, energy consultants, experts, companies employing energy consultants or experts, planners and builders of new buildings, as well as collective energy-supply companies, as referred to in paragraph 2, to prepare and submit all such information to the Minister and to the Energy Complaints Commission as are necessary for the fulfilling of responsibilities pursuant to this Act or to rules issued pursuant to it, including any information necessary to deciding whether a particular condition or situation is covered by the Act.

*Paragraph 2.* The Minister of Transport and Energy may set rules specifying that network companies, pursuant to the Act on Electricity Supply, natural-gas distribution companies pursuant to the Act on Natural-Gas Supply and collective- supply installations pursuant to the Act on Heat Supply shall:

1. make information on registered energy use, etc., for a building available to energy consultants who have entered into agreements on the carrying out of energy labelling for a building; and
2. report registered energy consumption to a register (cf. § 25).

*Paragraph 3.* The Minister of Transport and Energy may set rules specifying the manner in which the information covered by paragraphs 1 and 2 shall be submitted.

**§ 29.** The Energy Complaints Commission handles complaints regarding decisions made by the Ministry of Energy and Transport pursuant to the Act or to rules issued relative to it.

*Paragraph 2.* The Ministry of Energy and Transport's decisions as referred to in paragraph 1 may not be brought before any administrative authority other than the Energy Complaints Commission. The decisions may not be brought before a court before the final administrative decision has been made.

*Paragraph 3.* Complaints shall be submitted in writing within four weeks of notification of the relative decision.

*Paragraph 4.* The Minister of Transport and Energy may set rules on:

1. complaints regarding decisions which, pursuant to the Act or to rules issued relative to it, are made by the Ministry of Energy and Transport, including that certain decisions may not be brought before the Energy Complaints Commission;
2. that decisions made by an institution, committee or other public authority to which the Minister of Transport and Energy, with respect to § 31, paragraph 1, has transferred his/her authority according to the law, may not be brought before the Minister; and
3. the payment of a fee when a complaint is brought before the Energy Complaints Commission.

*Paragraph 5.* The Minister of Transport and Energy may set rules on the Energy Complaints Commission's composition when handling the complaints referred to in paragraph 1.

**§ 30.** The Ministry of Energy and Transport or the party so authorised by him/her supervises compliance with the Act and with the rules set pursuant to it.



Paragraph 2. If the Ministry of Energy and Transport, according to the provisions in § 31, paragraphs 1 and 2, transfers responsibilities to a committee or to another public authority outside of the Minister's jurisdiction or to a private organisation, etc., the Minister supervises the latter's compliance with the Act, with rules issued pursuant to it and with decisions made pursuant to it.

**§ 31.** The Ministry of Energy and Transport may authorise an institution set up under the Ministry, a committee or another public authority to exercise the powers granted to the Minister with this Act.

*Paragraph 2.* The Ministry of Energy and Transport may authorise an enterprise or an expert institution or organisation to exercise specific powers concerning inspection, monitoring, approval, accredited certification or registering and operation of registries with respect to this Act.

**§ 32.** Any landlord failing to ensure that a tenant is provided with the energy labelling for a tenancy (cf. § 7, paragraph 1) before a rental agreement is concluded is punishable with a fine.

*Paragraph 2.* In the rules issued pursuant to this Act, the Ministry of Energy and Transport may set fines for the infringement of these rules.

*Paragraph 3.* Companies, etc. (legal persons) may be punished with a fine according to the rules in Chapter 5 of the Criminal Code.

## Chapter 11

### *Entry into force, transitional provisions, etc.*

**§ 33.** The Ministry of Energy and Transport sets the date on which the Act enters force. The Minister may decide that the Act enters force on several dates.

*Paragraph 2.* Act no. 485 of 12 June 1996 on Promoting Energy- and Water Savings in Buildings is repealed on 1 January 2006.

*Paragraph 3.* Rules set with respect to the Act referred to in paragraph 2 remain in force until they are repealed or replaced by rules set pursuant to this Act.

**§ 34.** Complaints regarding the professionalism or quality of services provided by energy consultants and energy-management consultants in accordance with the rules in the Act to Promote Energy- and Water Savings in Buildings and with rules set pursuant to it are resolved according to the previously valid rules.

*Paragraph 2.* The monitoring of energy labelling and control measurements of oil furnaces done according to the rules in the Act to Promote Energy- and Water Savings in Buildings and with rules set pursuant to it is carried out according to the previously valid rules.

**§ 35.** When a building or an owner-occupied flat is sold (cf. § 6), an energy labelling prepared and valid with respect to the Act to Promote Energy- and Water Savings in Buildings and to Consolidated Act no. 789 of 19 September 2002 on energy labelling, etc., in buildings, is replaced by energy labelling done according to this Act or to rules set pursuant to it.

*Paragraph 2.* The Minister of Transport and Energy may set rules on the extension of the validity of energy labels prepared with respect to the Act to Promote Energy- and Water Savings in Buildings and to Consolidated Act no. 789 of 19 September 2002 on energy labelling, etc., in buildings.

## Chapter 12

### *Other acts, etc.*

**§ 36.** In the Rent Act (cf. Consolidated Act no. 920 of 10 September 2004) as amended by § 1 in Act no. 371 of 24 May 2005, § 53 in Act no. 430 of 6 June 2005 and § 59 in Act no. 431 of 6 June 2005, the following amendments are made:

1. § 36, paragraph 2, point 3 is formulated as follows:

"In addition, expenses for energy labelling as well as expenses for monitoring, inspection and maintenance of technical installations (cf. the Act to Promote Energy Savings in Buildings), shall also be included in the heating- and hot-water account."

2. § 46 a, paragraph 1, is formulated as follows:

"If an approved energy consultant has prepared an energy labelling (cf. the Act to Promote Energy Savings in Buildings), the landlord shall so inform the tenants and, at the request of a tenant, provide him/her or his/her authorised representatives with access to this material and any annexes."

3. In § 46 a, paragraph 2, and § 46 a, paragraph 3, point 1, "Act to Promote Energy- and Water-Savings in Buildings" is amended to "Act to Promote Energy Savings in Buildings".

4. § 46 a, paragraph 3, point 2, is formulated as follows:

"If an energy labelling with accompanying energy plan (cf. the Act to Promote Energy Savings in Buildings) is not made available, tenants, if the situation is covered by point 1, may demand that the landlord have such an energy labelling done".

§ 37. In the Act on Ordinary Dwellings (see Consolidated Act no. 921 of 10 September 2004, as amended by § 2 in Act no. 330 of 18 May 2005 and § 3 in Act no. 371 of 24 May 2005), the following amendments are made:

1. § 52, paragraph 2, point 4, is formulated as follows:

"Furthermore, expenses arising from energy labelling and from the monitoring, inspection and maintenance of technical installations (cf. the Act to Promote Energy Savings in Buildings) are included in the account."

2. In § 52, paragraph 3, § 53, paragraph 1, § 54, paragraph 1, and § 56, paragraph 1, "Act to Promote Energy- and Water-Savings in Buildings" is amended to "Act to Promote Energy Savings in Buildings".

§ 38. In Act 934 of 20 December 1999 on rental of commercial premises, etc. (the Commercial Rent Act), as amended by § 18 in Act no. 1260 of 20 December 2000, § 1 in Act no. 447 of 7 June 2000 and § 1 in Act no. 1235 of 27 December 2003, the following amendments are made:

1. § 11, paragraph 1, is formulated as follows:

"The regulations in Section 10 shall also apply if new or increased expenses are imposed on the building for water, electricity, renovation, sewers, chimney sweeping, energy labelling, monitoring, inspection and maintenance of technical installations pursuant to the Act to Promote Energy Savings in Buildings, according to rates laid down or approved by public authorities."

2. § 45, paragraph 2, point 4, is formulated as follows:

"Furthermore, expenses arising from energy labelling and the monitoring, inspection and maintenance of technical installations (cf. the Act to Promote Energy Savings in Buildings) are, however, included in the account."

3. In § 45, paragraph 4, § 46, paragraph 1, § 47, paragraph 1, and § 49 paragraph 1, "Act to Promote Energy- and Water-Savings in Buildings" is amended to "Act to Promote Energy Savings in Buildings".

§ 39. In Act no. 391 of 14 June 1995 on consumer protection when real property, etc., is acquired, as amended by § 17 in Act no. 234 of 2 April 1997, § 1 in Act no. 437 of 31 May 2000 and § 3 in Act no. 406 of 28 May 2003, the following amendments are made:

1. In § 4, *paragraph 1, point 1*, "an appointed building expert" is amended to "a building expert approved by appointment or certification"
  2. § 4, *paragraph 1, point 1*, is repealed.
  3. In § 4, *paragraph 2, point 2*, "appointment" is amended in four places to "approval" and "appointment scheme" to "approval scheme".
  4. In § 4, *paragraph 3*, "appointment scheme" is amended to "approval scheme".
  5. In § 4, *paragraph 4*, "Trade and Housing Authority" is amended to "Trade and Building Authority".
  6. In § 4, *paragraph 5*, "154-157" is amended to "155-157" and "appointed" is amended to "approved".
- § 40. The Act shall not apply to the Faroe Islands or Greenland.

*Given at Amalienborg, 24 June 2005*

Under Our Royal Hand and Seal

Margrethe R

/Flemming Hansen