



# Understanding the New Energy Efficiency Regulations for Housing in Spain

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WRITTEN BY: **PAUL PAYNE**



# INTRODUCTION

## What Are the New Energy Efficiency Rules?

Spain is stepping up its commitment to environmental sustainability by tightening energy efficiency rules for residential properties. These changes are part of the broader EU-wide initiative to reduce carbon emissions and promote energy-smart living across all member states.

### Key Points:

- Starting from 2025, all newly constructed homes must meet the 'nearly zero-energy building' (nZEB) standard.
- This means homes will need to consume minimal energy and, where possible, generate some of it through renewable sources.
- Existing homes will face increased scrutiny, especially when being sold, rented, or renovated.
- The Energy Performance Certificate (EPC) system will be strictly enforced. Homes are rated from A (most efficient) to G (least efficient).

### These rules aim to:

- Lower energy bills for homeowners.
- Improve indoor comfort levels.
- Drive down carbon emissions.
- Make the housing market more transparent.

MASA International specialises in new-build homes that already meet or exceed these upcoming standards. Many of the properties we offer are rated A or B, giving buyers a clear advantage as rules become stricter.

# What's Changing for Homeowners?

Homeowners in Spain, especially those with older properties, will need to be aware of how the new regulations impact them.

## Key Changes:

- EPCs will be mandatory for all property transactions. If your home doesn't have one, it will need to be assessed.
- Properties with low EPC ratings (E, F, G) may be penalised or face restrictions in the future.
- Large-scale renovations may trigger a legal requirement to upgrade your EPC rating.
- Tenants may gain new rights to request energy upgrades.

## Failing to meet the minimum standards could:

- Lower the value of your property.
- Limit your ability to rent it out.
- Require costly upgrades before resale.

## Important Note:

Most homes built before 2011 will not be compliant under the new rules. These properties often lack the insulation, glazing, and energy systems required to achieve a passing EPC score today. If you're considering buying a resale property built before 2011, you must factor in the potential costs and practicalities of making it energy compliant.

Choosing a new, efficient property from the start avoids these risks. MASA International's homes on the Costa Blanca already meet high efficiency standards, ensuring long-term compliance and peace of mind.



# CHAPTER 02

## HOW DO YOU CHECK YOUR HOME'S EFFICIENCY?



Your first step is to check whether your home has a valid Energy Performance Certificate (EPC). These certificates are valid for 10 years and must be updated if expired.

What EPCs Measure:

- The efficiency of your heating and cooling systems.
- Quality of insulation.
- Effectiveness of windows and doors.
- Use of renewable energy sources.

EPC Rating Scale:

- A: Very efficient
- B: Efficient
- C-D: Average
- E-G: Poor

If your home scores E or below, now is the time to consider improvements. Alternatively, explore properties that already meet high efficiency standards. MASA International sells homes that meet A or B ratings, ensuring buyers avoid future issues.

# CHAPTER 03

## WHAT IF YOU OWN AN OLDER PROPERTY?

Many homes built before 2011 were not designed with energy efficiency in mind. Bringing these homes up to modern standards can be costly and time-consuming.

Steps to Improve an Older Home:

- Upgrade insulation in walls, roofs, and floors.
- Replace old windows with double or triple glazing.
- Install a modern heating and cooling system, such as a heat pump.
- Add solar thermal systems for water heating.
- Consider installing solar panels.
- Integrate smart meters and energy management systems.

The renovation path isn't for everyone. Many buyers are now choosing new-build homes from MASA International, which already meet legal requirements and save time, money, and hassle.



# CHAPTER 04

## What Help Is Available?

The Spanish government offers financial incentives to support homeowners through this transition.

Available Support:

- NextGenerationEU funds are distributed through regional programs.
- Grants under Spain's Plan de Recuperación, Transformación y Resiliencia.
- Local incentives like property tax reductions for improved EPC scores.
- Green mortgages and lower interest rates for energy-efficient homes.

Navigating these programs can be complex, and funding may vary by region. By contrast, buying a new home through MASA International avoids this uncertainty—you get immediate compliance, no red tape, and modern comfort from day one.

# Why Buying a New Home Makes More Sense Than Ever

Buying a new property means you won't have to worry about retrofitting later. These homes are already compliant with upcoming standards.

Advantages of a New A or B-Rated Home:

- No renovation costs.
- Lower energy bills.
- Solar panels, high-quality insulation, and modern HVAC included.
- Smart home features for energy control.
- Stronger resale value.

MASA International focuses on energy-smart homes across the Costa Blanca, offering peace of mind and strong long-term value.



# CHAPTER 06

## ENERGY EFFICIENCY AND PROPERTY VALUE

A home's energy rating will soon play a major role in its market value and appeal. Buyers are more aware of running costs and environmental impact than ever before.

The Impact:

- A-rated homes: sell faster, qualify for better mortgages, attract more tenants.
- G-rated homes: harder to sell, more expensive to upgrade, possible legal restrictions.

If you're buying as an investment, energy efficiency is no longer optional. All MASA International new homes are future-ready and energy-rated to meet buyer expectations.



# CHAPTER 07

## HOW DOES THIS AFFECT FOREIGN BUYERS?

For UK and Irish buyers, energy efficiency matters not just for comfort, but also for compliance and investment value.

What You Should Know:

- Holiday lets may face new licensing based on EPC ratings.
- Tenants will favour energy-efficient homes.
- Resale value will be tied to energy performance.

Foreign buyers are increasingly choosing modern, turnkey properties from MASA International to avoid future legal and financial risk. These homes are built for today's standards and tomorrow's expectations.





# CHAPTER 08

## Final Thoughts — Make Smart, Future-Proof Decisions

Spain's housing regulations are evolving fast. Whether you already own or are looking to buy, you need to factor energy performance into your plans. For Current Owners:

- Get your EPC updated.
- Plan and budget for upgrades if needed.
- Check local grants and support programs.

For Buyers:

- Choose new-builds rated A or B.
- Avoid costly retrofits and legal hurdles.
- Buy with a long-term mindset.

MASA International specialises in energy-compliant new homes on the Costa Blanca, helping buyers secure modern, comfortable, and future-proof properties.

### Let MASA Help You Find Your Perfect Home

Since 1981, MASA International has helped over 36,000 families find their dream homes in Spain. Whether you're looking for a holiday home, investment property, or permanent residence, our expert team is here to guide you.

 Call us today on 020 8686 4696

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Your perfect home in the sun is waiting for you! 

