

# When MEES apply - domestic property

There are very few exemptions to the requirement to provide an EPC on a sale or letting. However, an EPC is generally valid for 10 years. After 1 April 2020, when it becomes unlawful for a landlord to continue to let a property with an EPC rating of below E, an energy inefficient property could be outside the scope of MEES if the EPC is no longer valid.



**START HERE**

**Does the property have a valid EPC?**

Likely to be outside the scope of MEES.



Is the letting one to which MEES apply? (assured tenancies, regulated tenancies and certain types of agricultural tenancies)\*.  
\*Low cost accommodation and properties let by registered social landlords are excluded.



Is the EPC rating below E?



Ok for now but consider future-proofing



Has the landlord undertaken all "relevant energy efficiency improvements"??



The letting will be in breach. Landlord risks financial and "name and shame" penalties.



Landlord can let the property provided that it has registered the exemption in the PRS Exemptions Register. The exemption lasts for 5 years from registration.

**Get in contact to find out if an exemption applies:**  
[ttsolicitors.com/MEES](http://ttsolicitors.com/MEES)



Can the landlord rely on another exemption?



- Consent exemption
- Devaluation exemption
- Temporary exemption



If it applies and is registered, it lasts 5 years.



If it applies and is registered, it lasts 6 months.

\* An improvement will only fit within the definition of "relevant energy efficiency improvement" if it can be wholly financed at no cost to the landlord. It must also be:  
(i) A measure for improving efficiency in the use of energy in the property and listed in the Schedule to the Green Deal (Qualifying Energy Improvements) Order 2012, and identified as a recommended improvement for the property in a green deal report, a recommendation report or a report prepared by a surveyor; or  
(ii) A measure installed for the purposes of enabling the supply of gas through a service pipe to the property where the property is not fuelled by mains gas and is within 23 metres of a relevant main of a gas transporter.