



# Article 6

Exemplary role of public bodies' buildings

# Article 6 - obligations

Table 3

Scope of the different obligations of Article 6 of Directive (EU) 2023/1791

Category		Included in inventory	Included in the baseline <sup>(1)</sup>	Obligation to renovate	Contribution to target achievement of renovated to NZEB
Reference		Article 6(5)	Article 6(1-4) and 6(6)		
<b>Occupied but not owned by public bodies</b>		YES	NO	NO <sup>(2)</sup>	NO
<b>Owned by public bodies</b>	Buildings that are already NZEB as of 1 January 2024	YES	NO	NO	NO
	Social housing – NOT cost neutral to renovate	YES	NO	NO	NO
	Social housing– cost neutral to renovate	YES	YES	YES	YES
	Buildings that are not technically, economically or functionally feasible to be transformed into a NZEB (Art. 6(2) subparagraph 2)	YES	YES	NO	YES <sup>(3)</sup>
	Special buildings as stipulated under Art. 6(2)(a)-(c).	YES	YES	YES	YES <sup>(4)</sup>
	All other buildings targeted by the renovation obligation > 250 m <sup>2</sup>	YES	YES	YES	YES
Other buildings ≤ 250 m <sup>2</sup>		NO <sup>(5)</sup>	NO	NO	NO

# Article 6 (1)

## Exemplary role of public bodies' buildings

- 1. Without prejudice to Article 7 of Directive 2010/31/EU, each Member State shall ensure that at least 3 % of the total floor area of heated and/or cooled buildings that are owned by public bodies is renovated each year to be transformed into **at least nearly zero-energy buildings** or **zero-emission buildings** in accordance with Article 9 of Directive 2010/31/EU.

# Article 6 (1)

## Feasibility and possible exemption of social housing

- Member States **may choose** which buildings to include in the 3 % renovation requirement, giving due consideration to cost-effectiveness and technical feasibility in the choice of buildings to renovate.
- Member States may exempt social housing from the obligation to renovate referred to in the first subparagraph where such renovations would **not be cost neutral** or would lead to rent increases for people living in social housing unless such rent increases are no higher than the economic savings on the energy bill.

# Article 6 – public housing within scope?

The cost neutrality principle can be considered as respected where the following condition is true:

$$RC \leq \sum_{i=0}^{rl} \frac{(E_{br,i} + OC_{br,i} - OB_{br,i}) - (E_{ar,i} + OC_{ar,i} - OB_{ar,i})}{(1+r)^i}$$

Where:

- RC: costs incurred for the energy renovation of the building;
- E: total energy bill;
- OC: other costs;
- OB: other benefits;
- br: before renovation;
- ar: after renovation;
- r: the applied discount rate;
- i: the year for which costs and benefits are estimated;
- rl: the remaining life of the existing building before renovation.

# Article 6 (1)

## Baseline

- The rate of at least 3 % shall be calculated on the total floor area of buildings which have a total useful floor area of over 250 m<sup>2</sup>, that are owned by public bodies and that, **on 1 January 2024**, are **not nearly zero-energy buildings**.

# Article 6 (2)

## buildings with less stringent standards

2. Member States may apply **requirements** that are **less stringent** than those laid down in paragraph 1 for the following categories of buildings:

(a) buildings officially **protected** as part of a designated environment, or because of their special architectural or historical merit, in so far as compliance with certain minimum energy performance requirements would alter their character or appearance unacceptably;

(b) buildings owned by the **armed forces** or central government and serving national **defence purposes**, apart from single living quarters or office buildings for the armed forces and other staff employed by national defence authorities;

(c) buildings used as places of worship and for **religious** activities.

# Article 6 (3)

## “banking”

3. In order to front load energy savings and to provide an incentive for early action, a Member State that **renovates more than 3 %** of the total floor area of its buildings in accordance with paragraph 1 in any year until 31 December 2026 may count the surplus towards the annual renovation rate of any of the following three years. A Member State that renovates more than 3 % of the total floor area of its buildings as of 1 January 2027 may count the surplus towards the annual renovation rate of the following two years.



# Article 6 (4)

## rebuilt under strict conditions

4. Member States may count towards the annual renovation rate of buildings new buildings owned as **replacements** for specific public bodies' buildings **demolished** in any of the two previous years. This shall apply only where they would be **more cost effective** and sustainable in terms of the **energy and lifecycle CO2 emissions** achieved compared to the renovations of such buildings. The general criteria, methodologies and procedures to identify such exceptional cases shall be clearly set out and published by each Member State.

# Article 6 (5)

## inventory

5. By 11 October 2025, Member States shall, for the purposes of this Article, establish and make **publicly available and accessible** an **inventory** of heated and/or cooled buildings that are owned **or** occupied by public bodies and that have a total useful floor area of more than 250 m<sup>2</sup>. Member States shall **update** that inventory at least every **two years**. The inventory shall be **linked to** the **building stock overview** carried out in the framework of the national building renovation plans in accordance with Directive 2010/31/EU and the relevant databases.

# Article 6 (5)

## Content of inventory

The inventory shall contain at least the following data:

- (a) the floor area in **m<sup>2</sup>**;
- (b) the **measured annual energy consumption** of heat, cooling, electricity and hot water **when** those data are **available**;
- (c) the **energy performance certificate** of each building issued in accordance with Directive 2010/31/EU.

# Article 6 (5)

Table 12

## Summary of data required and recommended for the inventory

Type	Data
Compulsory to collect and make publicly available	Floor area Energy Performance Certificate
Compulsory to collect and make publicly available, if the information is available	Metered consumption for heat, cooling, electricity and hot water
Strongly recommended to be collected to facilitate the use of the inventory	Public body hosted City/region Address Whether the building is owned or rented
Data that can allow Member States to calculate the baseline and annual target	Whether the building is included or excluded from the renovation baseline Renovation status Renovation date Demolition date Building construction date Whether the building is a replacement for demolished building
Other data useful to use the inventory as a tool to plan the renovation of the public bodies' building stock	Owner Occupation status Body hosted Characteristics of the building: Building type Current energy performance level ...

# Article 6 (6)

## Alternative approach

6. Member States may decide to apply an **alternative approach** to that set out in paragraphs 1 to 4 for the purpose of achieving, every year, an **amount of energy savings** in the **buildings of public bodies** which is at least equivalent to the amount required in paragraph 1.

# Article 6 (6)

## Alternative approach

For the purpose of applying that alternative approach, Member States shall:

(a) ensure that, each year, a **renovation passport** is introduced, where applicable, for buildings representing at least 3 % of the total floor area of heated and/or cooled buildings that are owned by public bodies. For those buildings, the **renovation to nearly zero-energy building** shall be achieved **at the latest by 2040**;

# Article 6 (6)

## Alternative approach

For the purpose of applying that alternative approach, Member States shall:

(b) **estimate the energy savings** that paragraphs 1 to 4 would generate by **using appropriate standard values** for the energy consumption of reference public bodies' buildings before and after renovation to be transformed into nearly zero-energy buildings as referred to in Directive 2010/31/EU.

# Article 6(6)

## summary alternative approach

- **Two separate obligations:** annual energy savings in public buildings and renovation passports + renovation to NZEB level by 2040;
- **11 MS notified** alternative approach in December 2023;
- MS to calculate and achieve **equivalent energy savings** (guidance 5.3.1);
- Equivalent energy savings estimated based on the same amount of buildings/ m2 that would have been covered by default approach. These buildings can be the same of the of the renovation passport obligation;
- The same amount of buildings to be renovated to NZEB level by 2040, but additional measures to ensure equivalent annual savings to default approach;
- Estimation based on information available at the moment of the notification (December 2023), then updated with higher degree of precision in the first report;



# Article 6: Timeline

Subject	Paragraph	Deadline	
Notification of possible alternative approach and projected energy savings	Art 6.6	31 Dec 2023	By Themis
Establish baseline for annual renovation target (default approach)	Art 6.1	11 Oct 2025	NECPs
Publication of inventory of buildings and updates	Art 6.5	11 Oct 2025	Every two years
Achieve first annual target under new Art 6 EED Recast (default or alternative approach) – 0.7% pro-rata + pre EED Recast obligation	Art 6.1 or 6.6	31 Dec 2025	Every year/ biennial NECPRs
“Banking” surplus for the following three years is replaced by two respectively	Art 6.3	1 Jan 2027	
MS to renovate to NZEB level building with renovation passport under alternative approach	Art 6.6	2040	