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COMMISSION IMPLEMENTING REGULATION (EU) .../...

of 30.6.2025

**implementing Directive (EU) 2024/1275 of the European Parliament and of the Council
by establishing common templates for the transfer of information from national energy
performance of buildings databases to the EU Building Stock Observatory**

(Text with EEA relevance)

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implementing Directive (EU) 2024/1275 of the European Parliament and of the Council by establishing common templates for the transfer of information from national energy performance of buildings databases to the EU Building Stock Observatory

(Text with EEA relevance)

THE EUROPEAN COMMISSION,

Having regard to the Treaty on the Functioning of the European Union,

Having regard to Directive (EU) 2024/1275 of the European Parliament and of the Council of 24 April 2024 on the energy performance of buildings¹, and in particular Article 22(6) thereof,

Whereas:

- (1) Article 22(1) of Directive (EU) 2024/1275 requires each Member State to set up a national database for the energy performance of buildings which allows the gathering of data on the energy performance of individual buildings and on the overall energy performance of the national building stock. The database is to allow the gathering of data from all relevant sources related to energy performance certificates, inspections, the renovation passport, the smart readiness indicator and the calculated or metered energy consumption of the buildings covered.
- (2) Pursuant to Article 22(5) of Directive (EU) 2024/1275, at least once per year, Member States are to ensure the transfer of the information in the national database to the EU Building Stock Observatory. Member States are allowed to transfer the information more frequently.
- (3) In order to ensure that the transfer of the information to the EU Building Stock Observatory is complete and carried out in a structured manner, while making the most of digital tools and avoiding an unnecessary administrative burden, the structure, format, technical details and process for that transfer should be set out and reflected in common templates.
- (4) In order to ensure consistency with Article 20(8) and Article 22 of Directive (EU) 2024/1275 and Annex V thereto, the information transferred to the EU Building Stock Observatory should include certain elements drawn from energy performance certificates.
- (5) In order to ensure consistency with Article 22(2) of Directive (EU) 2024/1275, the information transferred to the EU Building Stock Observatory should include public information on the total number of buildings or building units or total floor area in the national building stock.

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¹ OJ L, 2024/1275, 8.5.2024, ELI: <http://data.europa.eu/eli/dir/2024/1275/oj>.

- (6) In order to ensure consistency with Article 22 and Article 24(3) of Directive (EU) 2024/1275, Member States should be required to transfer information about the number of inspections of heating, ventilation and air-conditioning systems carried out.
- (7) In order to ensure consistency with Article 22, Article 12(7), Article 19(6) and Article 20(8) of Directive (EU) 2024/1275 and Annex VIII thereto, Member States should be required to transmit certain information about building renovation passports.
- (8) Member States should make the first transfer of information from their national databases for the energy performance of buildings in 2027, covering the period between the transposition deadline of Directive (EU) 2024/1275 on 29 May 2026 and 31 December 2026.
- (9) Member States should not transmit to the EU Building Stock Observatory personal data within the meaning of Article 4(1) of Regulation (EU) 2016/679. Prior to transmission of the information, Member States should anonymise any personal data by aggregation at country level.
- (10) An interoperability assessment within the meaning of Regulation (EU) 2024/903 has been conducted in relation to the EU Building Stock Observatory, and the resulting report has been made publicly available on the Interoperable Europe Portal.
- (11) The aggregated data collected under this Regulation can be reused for European statistics in line with the principles defined in Regulation (EC) 223/2009.
- (12) The measures provided for in this Regulation are in accordance with the opinion of the Committee established by Article 33(1) of Directive (EU) 2024/1275.

HAS ADOPTED THIS REGULATION:

Article 1

Subject matter

This Regulation sets out common templates for transferring information from the national databases for the energy performance of buildings to the EU Building Stock Observatory.

Article 2

Definitions

For the purposes of this Regulation, the following definitions shall apply:

- (1) ‘mandatory (M)’ means a category of information that Member States are required to submit to the EU Building Stock Observatory;
- (2) ‘mandatory if available (Miav)’ means a category of information that Member States are required to submit only if such information is available to them at the time of submitting the information;
- (3) ‘mandatory if applicable (Miap)’ means a category of information that Member States are required to submit if it is required by Union or national legislation;
- (4) ‘voluntary (V)’ means a category of information which Member States submit on a voluntary basis.

Article 3

Timeline and procedure for transferring the information

1. Member States shall transfer the information regarding the energy performance of buildings from their national databases for the energy performance of buildings to the EU Building Stock Observatory by 15 March 2027 and at least once a year thereafter.
2. Member States shall transfer the information to the EU Building Stock Observatory through the dedicated section of the Commission's e-platform, established pursuant to Article 28 of Regulation (EU) 2018/1999 of the European Parliament and of the Council².
3. Member States shall transfer the information referred to in paragraph 1, from their national database for the energy performance of buildings to the EU Building Stock Observatory following the format set out in Annex I.

Article 4

Scope and level of aggregation of information to be transferred

1. Member States shall transfer the information that was uploaded to their national databases during the previous calendar year (year of information transfer minus one).
2. The information to be transferred shall be aggregated at country level and shall not include personal data within the meaning of Article 4(1) of Regulation (EU) 2016/679 of the European Parliament and of the Council³.
3. The aggregation of information at country level shall be done in accordance with the formulas set out in Annex II.

Article 5

Information from energy performance certificates and about the national building stock

1. For each calendar year referred to in Article 4(1), Member States shall transfer to the EU Building Stock Observatory the following information in relation to energy performance certificates:
 - (a) share of buildings in the national total building stock covered by valid energy performance certificates;
 - (b) number of energy performance certificates issued;
 - (c) total floor area of buildings for which energy performance certificates have been issued [m²];
 - (d) average annual primary energy use calculated from the issued energy performance certificates[kWh/(m².yr)];

² Regulation (EU) 2018/1999 of the European Parliament and of the Council of 11 December 2018 on the Governance of the Energy Union and Climate Action, amending Regulations (EC) No 663/2009 and (EC) No 715/2009 of the European Parliament and of the Council, Directives 94/22/EC, 98/70/EC, 2009/31/EC, 2009/73/EC, 2010/31/EU, 2012/27/EU and 2013/30/EU of the European Parliament and of the Council, Council Directives 2009/119/EC and (EU) 2015/652 and repealing Regulation (EU) No 525/2013 of the European Parliament and of the Council (OJ L 328, 21.12.2018, p. 1, ELI: <http://data.europa.eu/eli/reg/2018/1999/oj>).

³ Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, and repealing Directive 95/46/EC (General Data Protection Regulation) (OJ L 119, 4.5.2016, p. 1, ELI: <http://data.europa.eu/eli/reg/2016/679/oj>).

- (e) cumulative primary energy consumption calculated from the issued energy performance certificates [MWh/yr];
 - (f) average annual final energy use calculated from the issued energy performance certificates [kWh/(m².yr)];
 - (g) cumulative final energy consumption calculated from the issued energy performance certificates [MWh/yr];
 - (h) average energy needs calculated from the issued energy performance certificates [kWh/(m².yr)];
 - (i) cumulative on-site renewable energy production calculated from the issued energy performance certificates [MWh/yr];
 - (j) cumulative operational greenhouse gas (GHG) emissions calculated from the issued energy performance certificates [tCO₂eq/yr];
 - (k) average operational GHG emissions from the issued energy performance certificates [kgCO₂eq/(m².yr)];
 - (l) average life-cycle global-warming potential (GWP), where available, from the issued energy performance certificates [kgCO₂eq/m²];
 - (m) number of buildings with the capacity to react to external signals, per energy class, from the issued energy performance certificates;
 - (n) number of buildings with a heat distribution system inside the building capable of working at low or more efficient temperature levels, from the issued energy performance certificates.
2. Member States shall transfer to the EU Building Stock Observatory the aggregated and anonymised public information on the total number of buildings or building units or total floor area in the national building stock.
 3. Member States shall provide a general explanation of the national energy performance certificate schemes, using the format set out in Annex I of this Regulation. That explanation shall be provided when the first transfer of information is made to the EU Building Stock Observatory and at every time thereafter when the explanation needs to be updated following changes in the national energy performance certificate schemes.

Article 6

Information from reports on the inspection of heating, ventilation and air-conditioning systems

1. For each calendar year referred to in Article 4(1), Member States shall transfer to the EU Building Stock Observatory the number of inspections of heating, ventilation and air-conditioning systems carried out in that year, drawn from the reports of inspections of heating, ventilation and air-conditioning systems.
2. Member States shall provide a general explanation of the national schemes for inspections of heating, ventilation and air-conditioning systems, using the format set out in Annex I. That explanation shall be provided when the first transfer of information is made to the EU Building Stock Observatory and at every time thereafter when the explanation needs to be updated following changes in the national schemes.

Article 7

Information from renovation passports

1. For each calendar year referred to in Article 4(1), Member States shall transfer to the EU Building Stock Observatory the following information in relation to renovation passports:
 - (a) number of issued renovation passports;
 - (b) average current energy performance of the buildings, in primary energy [kWh/(m².yr)];
 - (c) estimated energy performance class of the buildings after completion of all renovation steps [kWh/(m².yr)];
 - (d) total estimated energy savings in primary or final⁴ energy consumption after the completion of all renovation steps [MWh/yr];
 - (e) average estimated energy savings in primary or final⁵ energy consumption after the completion of all renovation steps, in percentage improvement compared to the energy consumption before undertaking the renovation [%];
 - (f) total estimated operational GHG emission savings after the completion of all renovation steps [tCO₂eq/yr];
 - (g) average estimated operational GHG emission savings after the completion of all renovation steps [kgCO₂eq/yr];
 - (h) average estimated cost savings on energy bills after completion of all renovation steps [EUR/building or building unit/yr];
 - (i) average estimated investment to complete all renovation steps [thou. EUR/m²].

Article 8

Information from smart readiness indicator

1. For each calendar year referred to in Article 4(1), the following information regarding the smart readiness indicator shall be transferred to the Building Stock Observatory from the date of application of the Commission Delegated Act referred to in Article 15(2) of Directive (EU) 2024/1275 using the format set out in Annex I and the formulas set out in Annex II of this Regulation:
 - (a) number of buildings that received a smart readiness indicator;
 - (b) average smart readiness indicator score of the buildings referred to in point (a);
 - (c) average score for optimising energy efficiency and overall in-use performance of the buildings referred to in point (a);
 - (d) average score for adapting operation to the needs of the occupant of the buildings referred to in point (a);
 - (e) average score for adapting to signals from the grid of the buildings referred to in point (a).

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⁴ If savings are estimated only in final energy consumption.

⁵ If savings are estimated only in final energy consumption.

Article 9

This Regulation shall enter into force on the twentieth day following that of its publication in the *Official Journal of the European Union*.

This Regulation shall be binding in its entirety and directly applicable in all Member States.

Done at Brussels, 30.6.2025

For the Commission
The President
Ursula VON DER LEYEN