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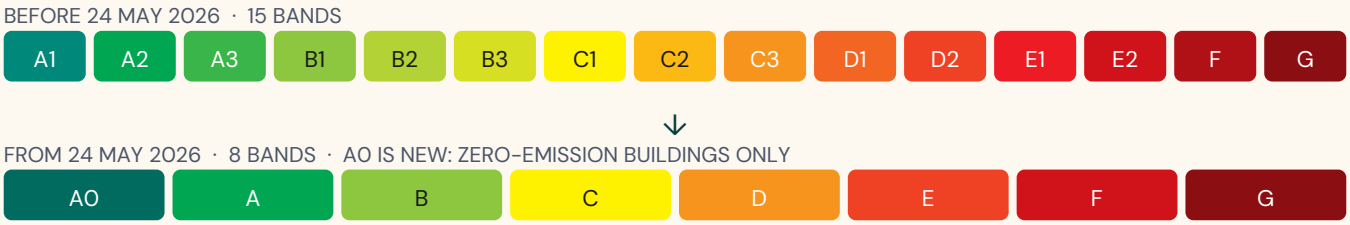
The New BER Scale, On One Page

For solicitors and estate agents: what changed on 24 May 2026, and what to tell clients.



Are existing certificates still valid?

Yes. Every BER issued before 24 May 2026 remains valid for ten years from its date of issue, unless the building has had a major renovation since. No client needs a new cert because of the scale change alone.

Does a sale or letting need anything new?

No. A valid cert on the old scale fully satisfies the statutory requirements for sale, letting, conveyancing and advertising. Contracts and closings proceed exactly as before.

What changed, legally?

The EU (Energy Performance of Buildings) Regulations 2026 (S.I. 168 and 195 of 2026) took effect on 24 May, transposing the recast EU directive. They rescale BER classes and introduce zero-emission building standards.

What does the new scale look like?

Eight bands, A0 to G, with all sub-categories removed. There is no more B2 or C3: a building is simply a B or a C. A0 is reserved for zero-emission buildings with no on-site fossil fuel use.

When should a client re-certify?

Only when it helps: after energy upgrades the old cert undersells, ahead of a marketing campaign where the rating is a selling point, when a lender or anchor tenant asks for current data, or when expiry is near anyway.

What will clients see on new certs?

More detail: energy use, greenhouse gas performance, renewables contribution, upgrade recommendations and a QR code. Certs on both scales will co-exist in the market for up to a decade.

Dates already fixed

- **31 Dec 2026** — New public and non-residential buildings over 250 m² must be solar-ready.
- **1 Jan 2028** — All new public-body buildings must be zero-emission buildings.
- **1 Jan 2030** — All new buildings must be zero-emission buildings.

> The one-line answer for clients: your certificate is still valid, your transaction is unaffected, and a new cert is only worth it when the building has improved.

General information for professional advisers, prepared June 2026. Not legal advice. Verify current requirements for specific transactions at seai.ie and gov.ie.

Questions on a live file? Talk directly to an assessor.

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