

(English version)

**Question for written answer E-002643/25
to the Commission
Markus Buchheit (ESN)
(30 June 2025)**

Subject: Disproportionate impact of EU building renovation rules on homeowners

The revised Energy Performance of Buildings Directive will force millions of homeowners to undertake costly renovations. These one-size-fits-all rules place a massive financial burden on ordinary citizens, especially in countries such as Germany where home ownership is high ⁽¹⁾.

Such green regulations, driven by ideological goals, risk deepening social inequality and eroding public trust in the EU.

1. How does the Commission plan to protect homeowners from the heavy financial burden imposed by mandatory renovation obligations in the revised directive?
2. Has the Commission assessed the social impact of these measures on middle- and low-income citizens, particularly in Member States with high rates of private home ownership?
3. Will the Commission introduce exemptions, support schemes or national flexibility to avoid backlash and further disconnect between EU policies and citizens?

Submitted: 30.6.2025

**Answer given by Mr Jørgensen on behalf of the European Commission
(23 September 2025)**

The revised Energy Performance of Buildings Directive (EPBD) aims to lower energy bills for citizens, improve living comfort and reduce dependence on fossil fuels. It does not impose mandatory renovation obligations for residential buildings.

Instead, Member States shall adopt a national trajectory to reduce the average primary energy use of the residential building stock by at least 16% by 2030 and 20 to 22% by 2035.

They have flexibility to choose how to achieve these targets and to adapt their renovation strategy to national circumstances. At the same time, their financial incentives have to support vulnerable households as a priority ⁽¹⁾.

The Commission thoroughly assessed ⁽²⁾ the expected socioeconomic impacts ahead of its proposal for revising the EPBD, in particular as regards energy poverty reduction and affordability, and found that building renovation leads to reduced energy bills for building owners and tenants, especially for those living in homes in the lowest energy performance classes.

The EU has significantly increased funding to support building renovation, with more than EUR 100 billion estimated to be available under the current Multiannual Financial Framework, the bulk of it from the Recovery and Resilience Facility and Cohesion Policy Funds.

From 2026 until 2032 the Social Climate Fund will mobilise EUR 86.7 billion, to support the most affected vulnerable groups, notably households in energy poverty, making sure they are not left behind in the transition to a cleaner economy. This includes support for building renovation and installing clean heating and cooling systems.

¹ ¹British journalists have started to think about the new UK Energy Performance Certificates, based on EU Directives (<https://bebeez.eu/2025/06/17/are-epcs-destined-to-fail>).

⁽¹⁾ Article 17(18) of Directive (EU) 2025/1275.

⁽²⁾ <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:52021SC0453>.