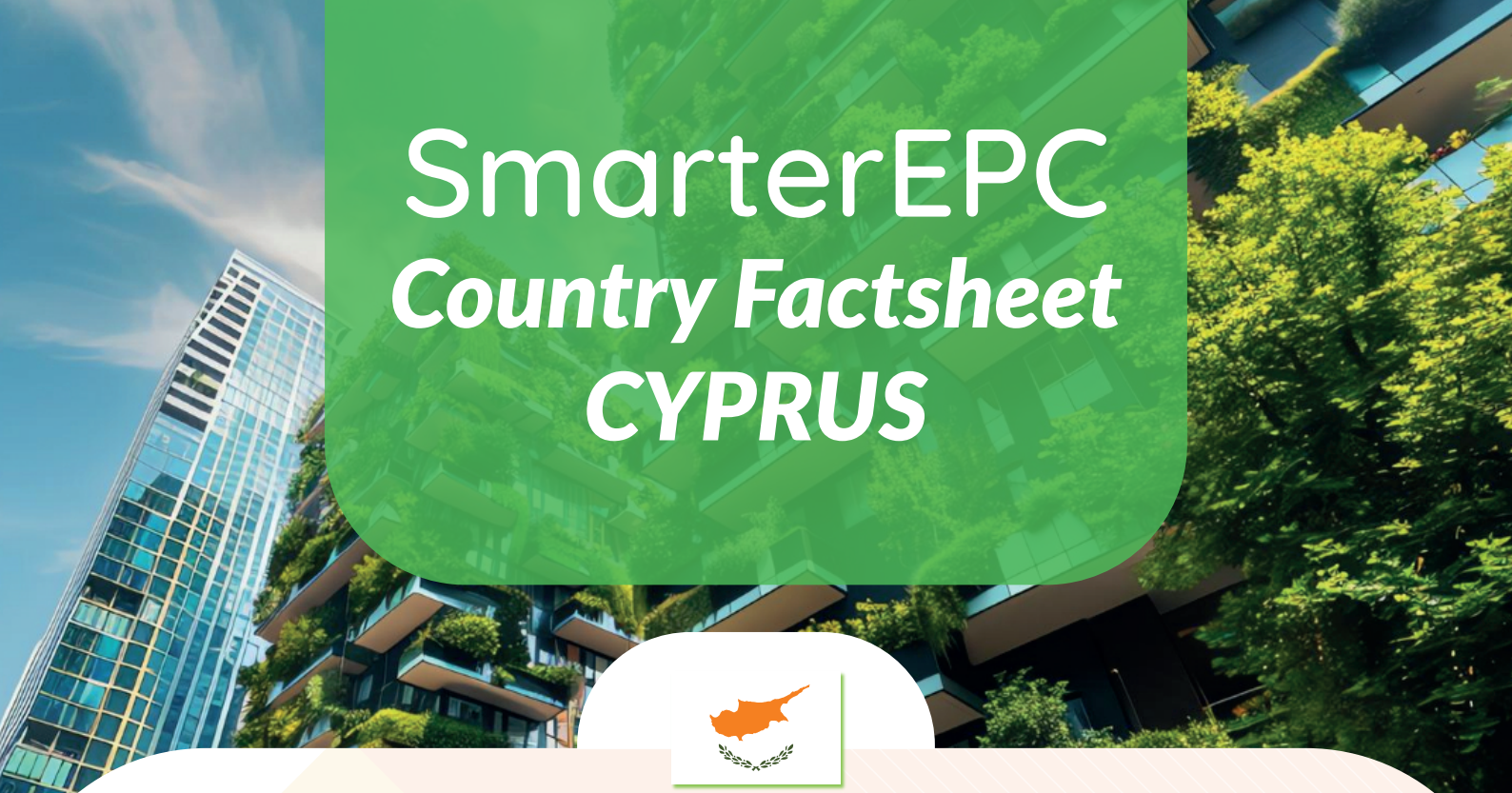


SmarterEPC
Country Factsheet
CYPRUS

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Cyprus has progressively strengthened its building energy performance framework in line with EU policy. While the Energy Performance Certificate (EPC) is the established mandatory assessment tool, the Smart Readiness Indicator (SRI) is currently being advanced through pilot activities and preparatory actions for its future deployment.

1. EPC - Cyprus has established a comprehensive regulatory framework for building energy performance aligned with the Energy Performance of Buildings Directive (EPBD). EPCs are fully implemented and mandatory for new buildings, buildings offered for sale or rent, and certain public buildings.

2. SRI - Cyprus has completed an official SRI testing phase. Pilot activities aimed at assessing the readiness of buildings to integrate smart technologies that enhance energy efficiency, occupant comfort, flexibility, and interaction with the energy grid. They have also supported the development of digital tools and practical expertise.

Did you know Cyprus completed one of the largest SRI pilot exercises in the region, involving more than 120 building assessments and the training of approximately 50 SRI experts and professionals. This experience has positioned the country as an early adopter of SRI-related methodologies and provided valuable insights for future national implementation.

A comprehensive analysis of the current implementation and coverage of EPC and the SRI across EU Member States is available in this SmarterEPC report
D2.2 EPC and SRI current coverage and uptake policies.

Co-funded by the European Union

I. EPC in Cyprus



Status: EPCs are fully implemented and constitute the core mechanism for assessing building energy performance in Cyprus. They classify buildings according to energy efficiency classes and provide recommendations for energy performance improvements.

I. 1. Governance & Legislative Framework

Competent Authorities

Energy Service of the Ministry of Energy, Commerce and Industry (MECI).

Key Legislation

- Law No. 164(I)/2009 on the Energy Performance of Buildings
- Law No. 39(I)/2014 amending the Energy Performance of Buildings framework
- Energy Efficiency (Amendment) Law 109(I)/2021

Recent Legislative Update

Recent legislative developments are primarily driven by the transposition of successive revisions of the Energy Performance of Buildings Directive (EPBD). Cyprus has progressively strengthened its regulatory framework by updating minimum energy performance requirements, promoting nearly zero-energy buildings (nZEBs), and introducing measures supporting building digitalisation and smart technologies.

The recast EPBD adopted in 2024 is expected to trigger further amendments to the national framework, including provisions related to Smart Readiness Indicators, Building Automation and Control Systems (BACS), Digital Building Logbooks, and enhanced EPC requirements.

Uptake Policy

An EPC is mandatory in the following cases:

- New building construction
- Buildings or units offered for sale, rent, or lease
- Public buildings larger than 250 m² frequently visited by the public.

More information in the report D4.4 De-risking financing of energy efficiency and smartness upgrade measures.

Stakeholder Feedback

Stakeholder feedback in Cyprus indicates that EPCs are generally recognised as an important instrument for assessing building energy performance and supporting compliance with national and EU energy efficiency requirements. However, stakeholders have identified several areas for improvement, including increased digitalisation of assessment processes, improved interoperability between EPC-related tools and databases, simplification of data collection procedures, enhanced quality and availability of building data, and stronger integration of renewable energy systems and smart building technologies into the certification framework.



I. 2. EPC Methodology

Method used: National calculation methodology implemented through iSBEM-Cy / SBEMcy, aligned with the Energy Performance of Buildings Directive (EPBD). The methodology estimates the building's primary energy consumption based on standardised operating conditions and typical use patterns and compares the result with the primary energy consumption of a reference building.

Rating types: Energy label (A to G) based on primary energy demand (kWh/m²·year), with additional indicators (CO_2 emissions, renewable energy contribution, and final energy consumption).

Scope: Applies to residential and non-residential buildings, including:

- Law No. 164(I)/2009 on the Energy Performance of Buildings
- Law No. 39(I)/2014 amending the Energy Performance of Buildings framework
- Energy Efficiency (Amendment) Law 109(I)/2021

Class Determination: Based on the comparison between the calculated primary energy consumption of the assessed building and that of a reference building defined by national regulations. The resulting performance determines the building's energy class from A (highest performance) to G (lowest performance).

Local specificity: Aligned with EU standards but adapted to Cypriot conditions, including national minimum requirements for primary energy consumption and thermal transmittance (U-values), reflecting the Mediterranean climate and the importance of cooling demand in buildings.



I. 3. EPC Assessor Training and Accreditation

The Role

In Cyprus, EPCs may only be issued by Qualified Experts registered with the Energy Service of the Ministry of Energy, Commerce and Industry (MECI). Their role is to carry out building energy assessments, collect and verify building data, apply the national calculation methodology through approved software tools, and issue Energy Performance Certificates (EPCs) in accordance with national legislation.

Key Legislation

The accreditation framework is governed by:

- Energy Performance of Buildings Law 164(I)/2009 and subsequent amendments.
- Energy Performance of Buildings (Energy Certification of Buildings) Regulations.
- Relevant Ministerial Decrees regulating the registration and examination of Qualified Experts.

Conditions/Prerequisites

To become a Qualified Expert for residential buildings, candidates must:

- Be registered members of the Cyprus Scientific and Technical Chamber (ETEK) in relevant engineering or architectural disciplines.
- Have at least one year of proven professional experience in buildings, energy, or building technical systems.
- Successfully pass the written examinations organised by an approved assessment body.

For non-residential buildings, candidates must additionally:

- Have at least three years of proven professional experience in buildings, energy, or technical building systems, or have issued at least ninety EPCs for residential buildings.
- Successfully pass the additional examination for non-residential buildings.

Training Programme

A 30-hour certification programme for specialised experts (€600 + VAT) is delivered by approved assessment bodies under the supervision of the Energy Service, combining theory and practical training covering:

- National EPC legislation and regulatory requirements.
- Building energy performance principles.
- Building envelope assessment.
- Heating, cooling, ventilation and domestic hot water systems.
- Renewable energy technologies.
- Application of the national calculation methodology through SBEMcy.
- EPC data collection procedures and certificate issuance.

Training completion is not a prerequisite for registration as Qualified Experts but is mandatory for Energy Auditors.

Follow Up of the Professionals

Qualified Expert registration in Cyprus is valid for one year and must be renewed annually upon payment of a €100 +VAT renewal fee. This periodic renewal provides the authorities with a regular mechanism to verify continued compliance with the relevant legislative requirements.

Cost

The examination fee for Qualified Experts is approximately €68 + VAT per examination category. Additional costs may apply for training programmes, registration procedures, and software use, depending on the assessment body and building category. The overall cost therefore varies according to the qualification pathway (residential or non-residential buildings) and the training provider.

I. 4. EPC Accredited Calculation Tools

List of Tools Used to Calculate EPC Certificates

In Cyprus, EPCs are generated using approved software tools compliant with the national EPC methodology. The two tools currently used for EPC calculations are iSBEM-CY (National Building Energy Certification System) and ECO-Engine. Both tools support the assessment of residential and non-residential buildings in accordance with national legislation.
EPC calculation tools used in Cyprus must implement the national EPC methodology and support compliance with the Energy Performance of Buildings Law. Oversight of the certification framework is carried out by the Energy Service of the Ministry of Energy, Commerce and Industry (MECI), which is responsible for the national EPC scheme.

Criteria	SBEMcy	ECO-Engine
Compliance	Official national EPC calculation platform developed for implementation of the Energy Performance of Buildings Law and administered by the Energy Service of the Ministry of Energy, Commerce and Industry. Used by Qualified Experts for issuing official Energy Performance Certificates (EPCs).	Energy Service-approved commercial software package for EPC calculations in Cyprus. Implements the national calculation methodology and supports EPC generation in accordance with national legislation and EPBD requirements.
Data Input	Building geometry, envelope characteristics, thermal properties, heating, cooling, ventilation, domestic hot water systems, renewable energy systems, occupancy assumptions, and other parameters required by the national EPC methodology.	Supports import of DWG and DXF files, graphical building modelling, definition of constructions, HVAC systems, domestic hot water systems, and renewable energy technologies through an integrated database. Also supports scenario analysis and comparison of energy performance solutions.
Cost Model	SBEMcy is freely available and can be downloaded without approval from the Energy Service	Approximately €2,100 initial licence fee and €540 annual renewal fee.
Building Logbook Integration	Not integrated; data entry remains primarily manual.	Not integrated; data entry remains primarily manual.

More information in the report D2.1 Assessment of tools for the calculation of EPC and SRI, and on the SmarterEPC Atlas

Validity Period

Energy Performance Certificates (EPCs) in Cyprus are valid for a period of 10 years.

I. 5. EPC Innovative Calculation Tools



Origin of the EPC

Tender for national offers for the development of the tools. EU-funded projects and national digitalisation efforts.

Key Tools & Innovations:

Tender for national offers for the development of the tools. EU-Funded Projects, development of SRI Kernel engine.

II. SRI (Smart Readiness Indicator)

Status: The **SRI is not yet fully implemented in Cyprus. The testing phase has been completed**, but it is recognised as part of the broader EPBD framework. The developed SRI Kernel Engine is also in the testing phase.

Link to EPC: SRI is expected to complement EPCs by assessing the smart capabilities of buildings, including automation, energy flexibility, and interaction with the energy grid performance assessment with smart readiness, digitalisation, and system flexibility.

Implementation Level: The official test phase has been completed, policy texts are under development.

Calendar, M1 = April 2024:

Testing Stage of the SRI in Cyprus

SRI Testing Stage Cyprus

TASKS	M1	M2	M3	M4	M5	M6	M7	M8	M9	M10
Inform the European Commission to conduct testing phase										
Consultation with SRI Stakeholders										
Preliminary adaptation of the SRI tool										
Definition and training of SRI Assessors										
Implementation of SRI Assessment										
Definition of Minimum Requirements for SRI Assessors										
Public consultation with Stakeholders										
Proposal on the adaptation conditions of SRI in Cyprus										
Final report										

II. 1. Test Phases

Finished

Organisations leading	Timeline	No. of SRI Experts Trained
Ministry of Energy, Commerce and Industry (with Cyprus Energy Agency, Frederick University, CyRIC Ltd, Euphyia Tech Ltd)	Official SRI test phase (pilot implementation period) Apr 2024 - Oct 2025	50

- **20 buildings** assessed during the initial test phase.
- **100 buildings** used for verification.
- Tools applied:
  - Smart-Ready-Go SRI Calculator (primary assessment)
  - SRI2MARKET Calculator (validation)

EU-funded projects supporting SRI development and testing with Cypriot participation

Organisations leading	Timeline
EU Projects: SRI2MARKET, easy SRI, SMART2, Smarter EPC	2022-2026

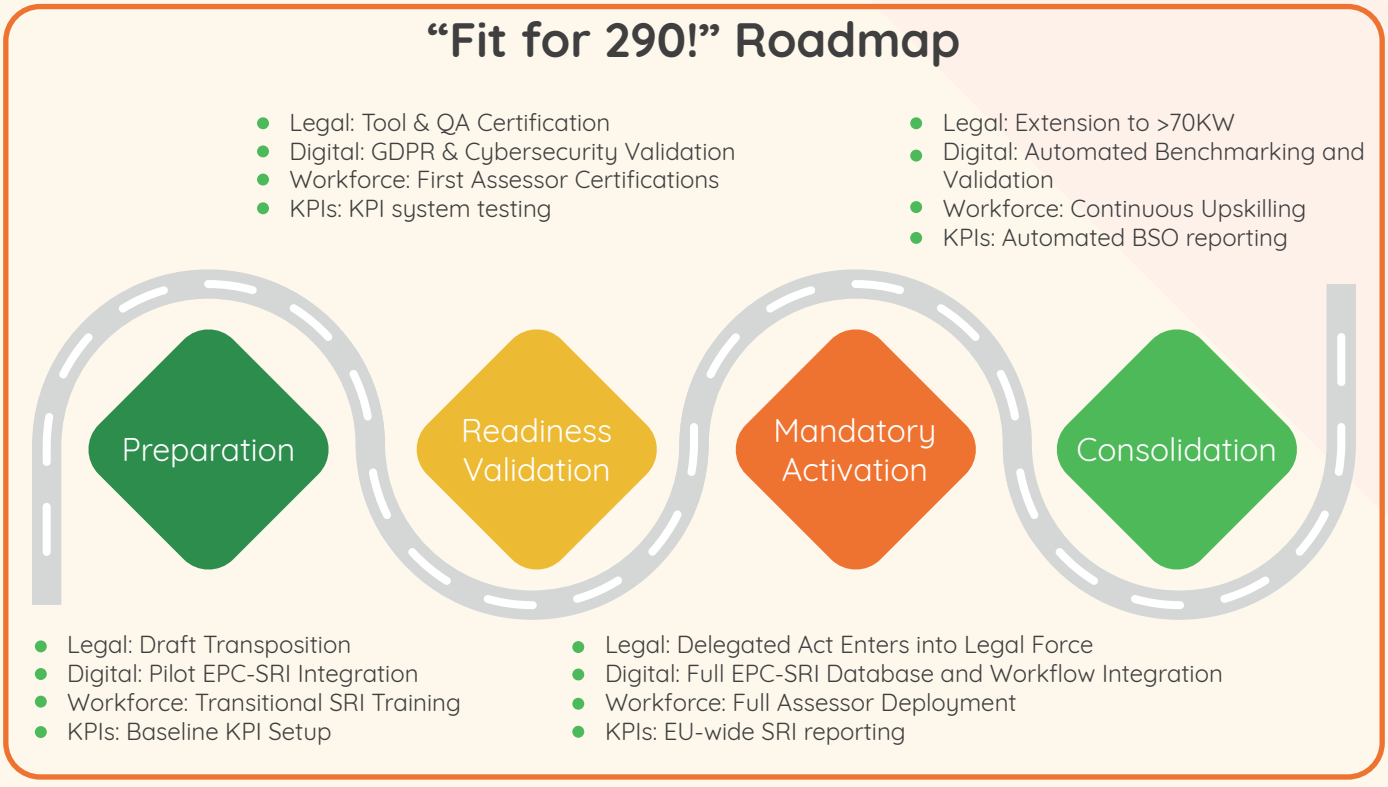
To follow the SRI topic, we kindly invite you to follow the 'SRI2MARKET CYPRUS & GREECE' LinkedIn Page

II. 2. Future of the SRI

SmarterEPC proposes strategic guidance for Member States and decision-makers to draft harmonised policy, coordinate on the SRI implementation for large non-residential buildings with heating needs of more than 290 kW by 2027, in line with the EPBD IV.

SmarterEPC Roadmap for SRI Rollout

"Fit for 290!" Roadmap



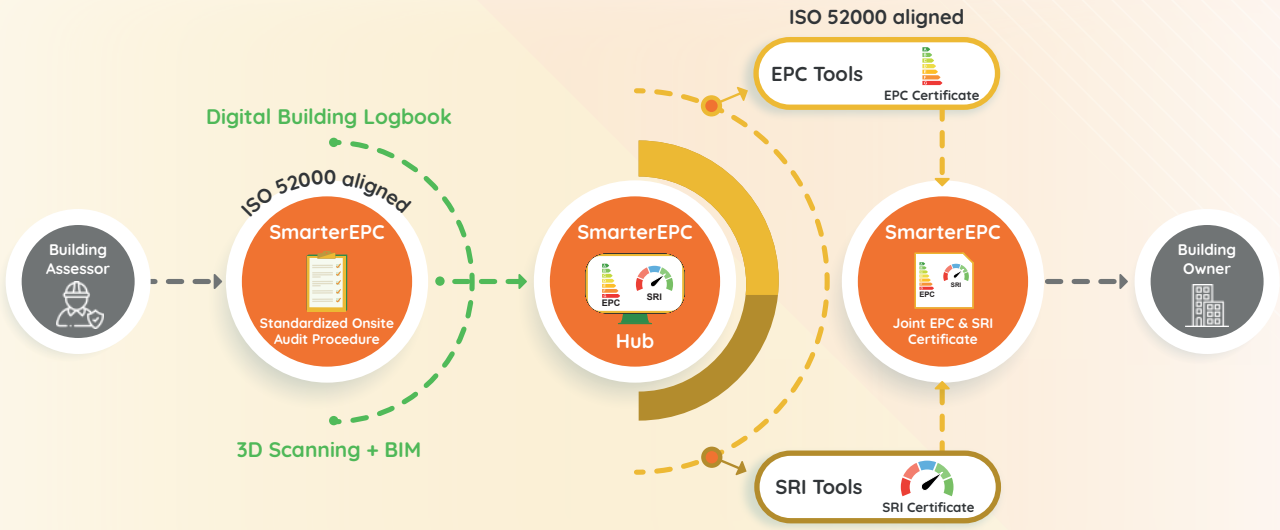
Future of the SRI: The SmarterEPC proposes a strategic guidance for Member States and decision-makers to draft harmonised policy, coordinate on the SRI implementation for large non-residential buildings with heating needs of more than 290 kW, as by the EPBD IV by 2027.

III. Integration of EPC and SRI

Current Situation: In both the EU and Cyprus, the **EPC** remains the cornerstone of building energy regulation, while the **SRI** is an emerging, complementary tool focused on smart operation and flexibility, widely promoted but not yet integrated into regulatory energy performance certification.

Evaluation of the integration of EPC and SRI: The EU project **SmarterEPC** and its sister projects [1] (iEPB, [2] tunES) are central to current thinking about EPC and SRI integration.

Expected benefits of the integration of EPC and SRI: Integrating the EPC and SRI transforms buildings from static structures into active, grid-connected assets by combining energy efficiency ratings with digital intelligence. For owners and professionals, this integration streamlines the auditing process into a single, cost-effective "one-stop-shop" visit, providing a holistic roadmap that boosts property value and ensures compliance with future EU decarbonization and grid-flexibility standards.



The SmarterEPC project approach

SmarterEPC is a flagship EU initiative tackling exactly the questions you're interested in "How to integrate the SRI with EPCs in a coherent, implementable way across Europe?". SmarterEPC envisions the **first joint EPC and SRI certification workflow** introducing three main innovations, aligned with the CEN/ISO set of EPBD standards and with the 2024 revision of the EPBD:

- **Innovation 1:** A standardised onsite audit procedure, which frames data collection based on existing standards.
- **Innovation 2:** The SmarterEPC Hub - Smart data collection IT interface, designed to read and map variables, preparing the data to be used by EPC

1 https://iepb-project.eu/
2 https://empirica.com/tunes/

and SRI tools, for the calculation of energy performance and smart readiness assessments, respectively.

- **Innovation 3:** A joint EPC and SRI Certificate template, with EPBD-compliant contents, integrating the outcomes of both assessments.

Materializing the conceptual complementarity of EPCs and the SRI, SmarterEPC develops **tools, workflows, data hubs and certification templates** that could pave the way for real interoperability and future policy alignment. Project outputs are made available on the project webpage.

SmarterEPC Project Outputs & Capacity-Building Centre

The SmarterEPC project disseminates its main results and capacity-building resources in a structured and accessible manner. All relevant data and materials are made available to interested stakeholders.

One project. Many Outputs.

SmarterEPC provides solutions to address challenges faced by users, assessors, and policymakers in the fields of EPC and SRI.

SmarterEPC developed several tools you can freely use according to your needs.

Policies Analysis

EPC and SRI current coverage and update policies

A pivotal report that offers a detailed, EU-wide analysis of the current status, challenges, and future pathways for EPCs and SRI.

Adapting Smarter EPC tool to the requirements of the EPBD

This report outlines the relevant provisions of EPBD IV and the corresponding strategic and technical adaptations recommended.

Digital Tools

SmarterEPC HUB

Get an advanced EPC or an SRI certificate and even a joint EPC-SRI assessment in a few clicks. Access our easy-to-use, versatile open hub for assessors and built environment specialists.

Online EPC Atlas

Discover +70 existing EPC and SRI tools currently available in 25 EU Member States.

Reference Documents

Integrated Certification for Energy Performance and Smart Readiness

A Unified Approach to Building Assessment, fully aligned with the EPBD IV provisions. Access the White Paper and give a look at the future.

Fit for 290! Policy Roadmap

A strategic guidance for Member States and decision-makers to draft harmonised policy, coordinate on the SRI implementation for large non-residential buildings with heating needs of more than 290 kW, as by the EPBD IV by 2027.

Capacity Building Centre

SmarterEPC Support Centre

The right place for public authorities and stakeholders across Europe interested in learning more about EPCs and SRI to find recommendations and resources on EPC and SRI to reach the best impact for the building stocks at the national level.

SmarterEPC Training Centre

This training centre aims to upskill building assessors with the new integrated EPC & SRI procedures and get professionally certified for free!

Questions Contact us!

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smarterEPC26

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