

SmarterEPC
Country Factsheet
NETHERLANDS

The Netherlands is moving toward a more digital building assessment framework. The EPC is the established foundation, while the SRI is still in an early stage and mainly being tested through pilot initiatives.

Main Content

INTRODUCTION

I. EPC in Netherlands

- I. 1. Governance & Legislative Framework
- I. 2. EPC Methodology
- I. 3. EPC assessor training and accreditation
- I. 4. EPC Accredited Calculation Tools
- I. 5. EPC Innovative Calculation Tools

II. SRI (Smart Readiness Indicator)

- II.1. Test phases
- II.2. Future of the SRI

III. Integration of EPC and SRI

1 The Netherlands has established a highly standardised framework for assessing building energy performance, based on national legislation aligned with the Energy Performance of Buildings Directive (EPBD) and supported by the NTA 8800 calculation methodology. EPCs, introduced in 2008, function as mandatory energy labels based on calculated energy use and efficiency indicators.

2 SRI - The Netherlands has not launched an official national test phase under the European Commission framework. Instead, SRI-related activity is taking place through EU projects and stakeholder-led initiatives, which together provide a practical preparatory environment for testing methodologies, building expertise, and exploring future implementation pathways.

Did you know Recent developments, including the recast EPBD and the participation of Dutch stakeholders in initiatives such as SmarterEPC, easySRI, and iEPB, point towards a gradual shift to more dynamic, digitalised, and smart approaches to building performance assessment in the Netherlands.

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.

Smarter EPC

Co-funded by the European Union

I. EPC in the Netherlands



Status: The Energy Performance Certificate (EPC) plays a central role in the Netherlands' strategy for reducing greenhouse gas emissions and improving the energy efficiency of the building stock.
Within the Dutch policy framework, EPCs are not only an information tool but also a regulatory mechanism that influences building design, renovation decisions, and real estate transactions. As of April 2026, the Dutch EPC is presented as an energy label ranging from A++++ (very energy-efficient) to G (poorly performing), based on the building's calculated primary energy demand (kWh/m²/year), with class thresholds differentiated by building type. The requirement to obtain an EPC for the construction, sale, or rental of buildings ensures widespread coverage and supports transparency in the market.

I. 1. Governance & Legislative Framework

Competent Authorities

The EPC scheme in the Netherlands is overseen by the **Ministry of the Interior and Kingdom Relations (BZK)**, while the **Netherlands Enterprise Agency (RVO)** manages the national **EPC database (EP-online)** and supports implementation.

Key Legislation

The EPC framework in the Netherlands is governed by the Besluit bouwwerken leefomgeving (Bbl) under the Omgevingswet, which constitutes the main legal framework for buildings in the Netherlands and entered into force on **1 January 2024.**

Recent Legislation Updates

Key updates include:

- Publication of NTA 8800:2025 (1 November 2025) and update NTA 8800:2025+C1:2026 (1 March 2026)
- Introduction of Building Automation and Control System (BACS) requirement for utility buildings with heating or air-conditioning systems **over 290 kW** from 1 January 2026.

Impacts:

- NTA 8800:2025 updates: Improved the accuracy and consistency of EPC calculations, reflecting updated technical standards and enhancing reliability of energy performance assessments.
- GACS requirement: Accelerates the digitalisation of non-residential buildings by requiring the installation of automation and control systems that monitor,

analyse, and automatically adjust technical building services such as heating, cooling, and ventilation, thereby indirectly supporting the future implementation of SRI and other smart building functionalities.

Uptake Policy

The Netherlands has achieved high national coverage of Energy Performance Certificates (EPCs) through mandatory implementation and strong regulatory enforcement mechanisms.

- EPCs are mandatory for buildings at the point of construction, sale, and rental, ensuring wide coverage of the building stock. Currently, an EPC is valid for up to 10 years
- Since 1 January 2023, office buildings must achieve at least energy label C to be legally used
- All EPCs must be registered in the national EP-online database, ensuring compliance and public accessibility
- EPC assessments can only be carried out by certified energy advisors, ensuring quality and standardisation
- Under EPBD IV (2024), the Dutch energy label is expected to be revised from 2030: the current A+ to A++++ classes are expected to disappear, the scale is expected to run from A to G, and the calculation method is expected to be adjusted so that outcomes better reflect actual building use.

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

Stakeholders Feedback

- The Dutch EPC framework shows high acceptance among market actors, supported by its integration into real estate transactions and regulatory use. (Source D2.2)
- The label C requirement for office buildings (since 1 January 2023) has been recognised by stakeholders as an effective driver for renovations. However, challenges remain regarding uneven compliance, limited enforcement, and financial or technical barriers, highlighting the need for stronger support and implementation measures. (BUILD UP EU Portal article)
- A study published in November 2021 by RVO and prepared by Ecorys shows that stakeholder views on the Dutch EPC are mixed.
  - Private homeowners are more critical of the price–quality balance and limited renovation guidance
  - Market actors value quality, reliability, and delivery time more than low cost, and generally see the current EPC as an improvement over the former simplified label
  - Housing corporations and institutional owners emphasise accuracy and advisor quality but note the higher effort and complexity under NTA 8800
  - Overall, the EPC is seen as a useful and established instrument, but one that

could be made more practical and efficient. **(Source: RVO / Ecorys – prijspeiling en internationale vergelijking van het NTA 8800 energielabel).**

I. 2. EPC Methodology

Method used: NTA 8800 (Nederlandse Technische Afspraak) since 2021, recently reviewed in March 2026 (NTA 8800:2025+C1:2026).
Rating types: Energy label (A++++ to G) based on primary energy demand (kWh/m²·year), with additional indicators (CO_2, renewables, final energy).
Scope: Applies to residential and non-residential, new and existing buildings. The assessment covers the building envelope, technical building systems (heating, cooling, ventilation, DHW, lighting), renewable systems, and relevant operational assumptions.
Class determination: Based on the building's calculated primary energy demand per m² per year expressed in kWh/m²/year with different class thresholds depending on building type. For example, the Dutch framework provides separate scales for residential buildings, offices, education buildings, healthcare buildings, retail buildings, and other non-residential categories.
Local specificity: Aligned with EU standards but adapted to Dutch conditions; highly digitalised (EP-online).



I. 3. EPC Assessor Training and Accreditation

The Role

In the Netherlands, EPCs may only be issued by Certified Energy Advisors. Their role is to carry out the building assessment, collect and verify input data, apply the NTA 8800 methodology through validated software, and register the final EPC in the national system.

Key Legislation

The accreditation system is defined within the national EPC framework under the Besluit bouwwerken leefomgeving (Bbl), which entered into force on 1 January 2024 under the **Omgevingswet.** It is operationalised through:

- NTA 8800 (energy performance calculation method)
- BRL 9500-W and BRL 9500-U (certification of advisors and organisations)
- BRL 9501 (validation of EPC software tools).

Updates to these frameworks are ongoing in line with the recast EPBD.

Conditions/Prerequisites

To become an EP advisor, candidates must:

- Complete recognised training
- Pass a national examination
- Be registered in the Centraal Register Techniek (CRT)
- Operate within a certified organisation (Source: gebouwenergieprestatie.nl - FAQ for EP advisors)

The Dutch EPC system distinguishes four competence profiles for energy performance advisors, based on building type and assessment depth. Officially, these are: EP-W/B, EP-W/D, EP-U/B, and EP-U/D.

EP-W/B (Residential - Basic): Qualified to assess existing residential buildings using the basic method (basisopname) and issue EPCs for standard cases.

EP-W/D (Residential - Detailed): Qualified for detailed assessments (detailopname) of residential buildings, including new buildings and regulatory procedures; includes EP-W/B competence.

EP-U/B (Non-residential - Basic): Qualified to assess existing non-residential buildings using the basic method; also includes competence for EP-W/B (residential basic).

EP-U/D (Non-residential - Detailed): Highest qualification, allowing detailed assessments of non-residential buildings and covering all other levels (EP-U/B, EP-W/B, EP-W/D).

Training Programme

The programme is structured into progressive modules covering both theoretical knowledge and practical application. These include:

- Knowledge modules (W1 / U1) on energy performance principles and NTA 8800
- Systematisation modules (W2 / U2) for translating building characteristics into calculation inputs
- Case-based modules (W3 / U3) focusing on on-site inspection and data collection
- Software modules (W4b / W4d / U4d) for applying validated EPC tools
- Advanced modules (W5 / U5) for detailed assessments (for higher certification levels)

Training is supported by ISSO publications and relevant sections of NTA 8800, providing technical guidance for calculations and building assessments. Candidates typically follow accredited training courses, exam preparation sessions, and practice exams.

All modules are assessed by recognised examination institutes, and successful completion leads to certification as an EP advisor under one of the defined qualification levels. This structured training approach is complemented by ongoing technical support via platforms such as KEGO.

Follow Up of the Professionals

Certified EPC assessors in the Netherlands are subject to a structured quality assurance and monitoring framework. After certification, professionals must remain registered in the Centraal Register Techniek (CRT) and operate within a certified organisation (BRL 9500). Quality control is ensured through:

- Random audits and inspections of issued EPCs
- Compliance monitoring by certification bodies and national authorities (BZK, RVO)
- Mandatory use of validated software tools (BRL 9501)
- Continuous updates of methodology and protocols (e.g. NTA 8800 revisions)

Cost

Becoming an EPC assessor in the Netherlands involves costs for training, examination, certification, and registration under the BRL 9500 framework. These costs vary depending on the qualification level (residential vs. non-residential, basic vs. detailed). More information is available at **Infografic 1.pdf, Informatie voor Energieprestatie-adviseurs | RVO.nl**, and **Homepage - Building Energy Performance (EPG).**

I. 4. EPC Accredited Calculation Tools

List of Tools Used to Calculate EPC Certificates

In the Netherlands, EPCs are generated using validated software tools compliant with the NTA 8800 methodology. Tools include UNIEC 3, Vabi EPA, BouwConnect, and Susteen, as identified in structured datasets. In addition, BINK Energieprestatie is also validated and used in practice. These tools support both residential and non-residential buildings, for new and existing assets. **More information in the report** D2.1 Assessment of tools for the calculation of EPC and SRI**, and on the** SmarterEPC Atlas.

Compliance

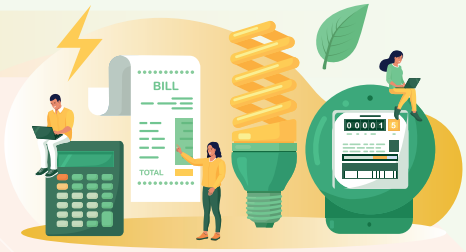
EPCs must be issued using officially validated software tools compliant with the NTA 8800 methodology. These tools undergo a formal validation process and may only be used by certified energy advisors. Oversight and validation are carried out under the responsibility of the Ministry of the Interior and Kingdom Relations (BZK), with support from technical stakeholders.

Data Input

Detailed and standardised inputs, including geometric data (floor area, volume, orientation), thermal envelope properties (U-values, glazing, thermal bridges), technical systems (heating, cooling, ventilation, DHW, lighting), renewable energy systems, and operational parameters (usage profiles, internal gains).
Data can be entered through **manual input or BIM integration**, depending on the tool.

Main Source:
Energy labelling in the Netherlands | Business.gov.nl

Cost Model



EPC calculation tools in the Netherlands are offered under commercial licence models, typically based on annual subscriptions. Costs vary depending on the software provider, functionality, and scale of use. **UNIEC** ranges from **€490 to €950** per year, **BouwConnect** is around **€616** per year, and **Vabi** ranges from **€293 to €604** per year, depending on the module and licence type. These costs are generally borne by certified assessors or their organisations.

Building Logbook Integration

EPC calculation tools in the Netherlands are connected to the national EP-online database through standardised XML data exchange formats. While full integration with a **Digital Building Logbook is not yet implemented**, tools with BIM integration and centralised data handling (especially BouwConnect and BINK) demonstrate a higher level of readiness for future DBL integration and interoperability, in line with the recast EPBD requirements.

Validity Period

Energy Performance Certificates (EPCs) in the Netherlands are valid for a period of **10 years.**
Certain building categories are **exempt from EPC obligations**, including protected monuments, temporary buildings, small standalone buildings (typically <50 m^2), and specific industrial or agricultural buildings with low energy demand.

I. 5. EPC Innovative Calculation Tools

Origin of the EPC Innovative Calculation Tools

Innovative EPC tools have emerged at European level through the **Next Generation EPC cluster**, which brings together more than **13 projects funded under Horizon 2020 and Horizon Europe** since 2019. These initiatives aim to modernise EPCs by making them more digital, dynamic, and interoperable, in line with the recast EPBD.

> **Dutch** organisations are already involved in several related **EU/LIFE** projects, notably **SmarterEPC, easySRI, and iEPB**, which connect the Netherlands to current European work on EPC innovation, data integration, and SRI-related developments.

Key Tools & Innovations:

Across the cluster, a range of innovations is being developed to enhance EPC functionality and relevance, including:

Main Source:
Homepage - Building Energy Performance (EPG)

- Transition towards dynamic EPCs using operational and real-time data
- Integration with digital twins and BIM-based workflows
- Linkage with renovation roadmaps and building renovation passports
- Interoperability with Digital Building Logbooks
- Expansion of indicators to include comfort, smart readiness, flexibility, and lifecycle performance.

Tools in Dutch

At present, the Netherlands does not have officially designated next-generation EPC tools embedded in the national EPC scheme as defined within the Horizon 2020 / Horizon Europe NextGen EPC cluster. However, the Netherlands is connected to this innovation landscape through active participation in several European projects.

SmartLivingEPC: supporting the integration of financial indicators within the project framework. (DEMO Consultants (Delft)) D4.3 EPCs calculation and APIs.pdf.

D²EPC: participation through DEMO Consultants, contributing expertise in digital platforms, BIM/GIS, and dynamic EPC development. D2EPC | Partners.

EasySRI: involvement through DEMO Consultants as project partner, particularly in communication and dissemination activities supporting project uptake. D7.1 Dissemination & Communication Plan.pdf.

iEPB: contribution as a pilot country, providing a practical environment for testing integrated EPB data models and assessment workflows. iEPB, Integrated EPB Assessments. A pathway for effective EPBD implementation - CENER - National Renewable Energy Centre.

II. SRI (Smart Readiness Indicator)

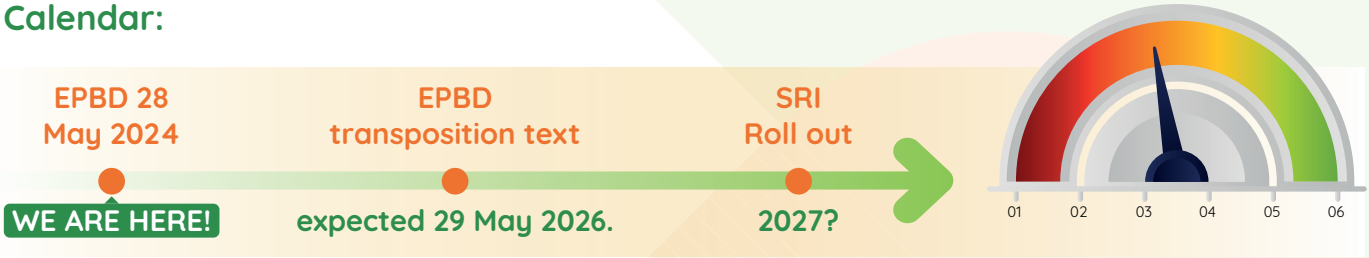
Status: The Smart Readiness Indicator (SRI) is **not yet implemented at national level** in the Netherlands Its application remains voluntary, and no official government-led pilot or regulatory framework has been established.

However, **Dutch organisations and stakeholders** are active in **EU-level exploratory projects**, including **easySRI, iEPB, and SmarterEPC**. Through this participation, they are building technical capacity and gaining practical experience that may support future SRI implementation under the recast EPBD.

Link to EPC: At present, there is no formal integration between the Smart Readiness Indicator (SRI) and the EPC (Energielabel) in the Netherlands. Ongoing European initiatives, including SmarterEPC and iEPB, are exploring ways to link energy performance assessment with smart readiness, digitalisation, and system flexibility.

Implementation Level: The implementation of the Smart Readiness Indicator (SRI) in the Netherlands is currently at an exploratory and preparatory level.

Calendar:



Uptake Policy

- There is currently **no formal national uptake policy** for SRI in the Netherlands.
- **By 30 June 2026,** the **European Commission must submit a report** to the European Parliament and the Council on the testing and implementation of the SRI, based on national test phases and other relevant projects.
- **By 30 June 2027,** the Commission may adopt a **delegated act** requiring application of the SRI to certain **large non-residential buildings** with technical systems above **290 kW.**

In parallel, related smart-building requirements are increasing technical readiness for future SRI uptake:

- **Building automation and control systems (BACS):** in the Netherlands, mandatory from **1 January 2026** for commercial buildings with heating or air-conditioning systems above **290 kW**, and from **1 January 2030** for those above **70 kW**.
- **Automatic lighting controls:** under the revised EPBD, these are introduced progressively for certain non-residential buildings in the **2027–2029** period.

II. 1. Test Phases

The Netherlands **has not launched an official national SRI test phase** under the European Commission framework.
However, SRI-related activities took place through **EU-funded projects and national stakeholder-led initiatives,** which together act as a **preparatory testing environment.**

Organisations leading	Timeline
Rijksvastgoedbedrijf (RVB), Dutch Green Building Council (DGBC)	2021-2025

EU-funded projects supporting SRI development and testing with Dutch participation.

EU projects	Timeline
Brains4Buildings, EU Projects (easySRI, iEPB, SmarterEPC)	2019 – 2026

Brains4Buildings developed and validated smart-building concepts in the Dutch context, including an SRI calculation tool and benchmarking work to test the Smart Readiness Indicator ahead of implementation.

B4B-WP4-D4.10_Benchmark-analysis-and-validation-of-smart-readiness-indicator_FINAL.pdf - B4B-WP4-D4.10 Benchmark analysis and validation of Smart Readiness Indicator Brains4Buildings report.

easySRI developed a web platform for the automated calculation of the SRI, together with benchmarking and upgrade support services, to facilitate practical testing and future implementation of the indicator.

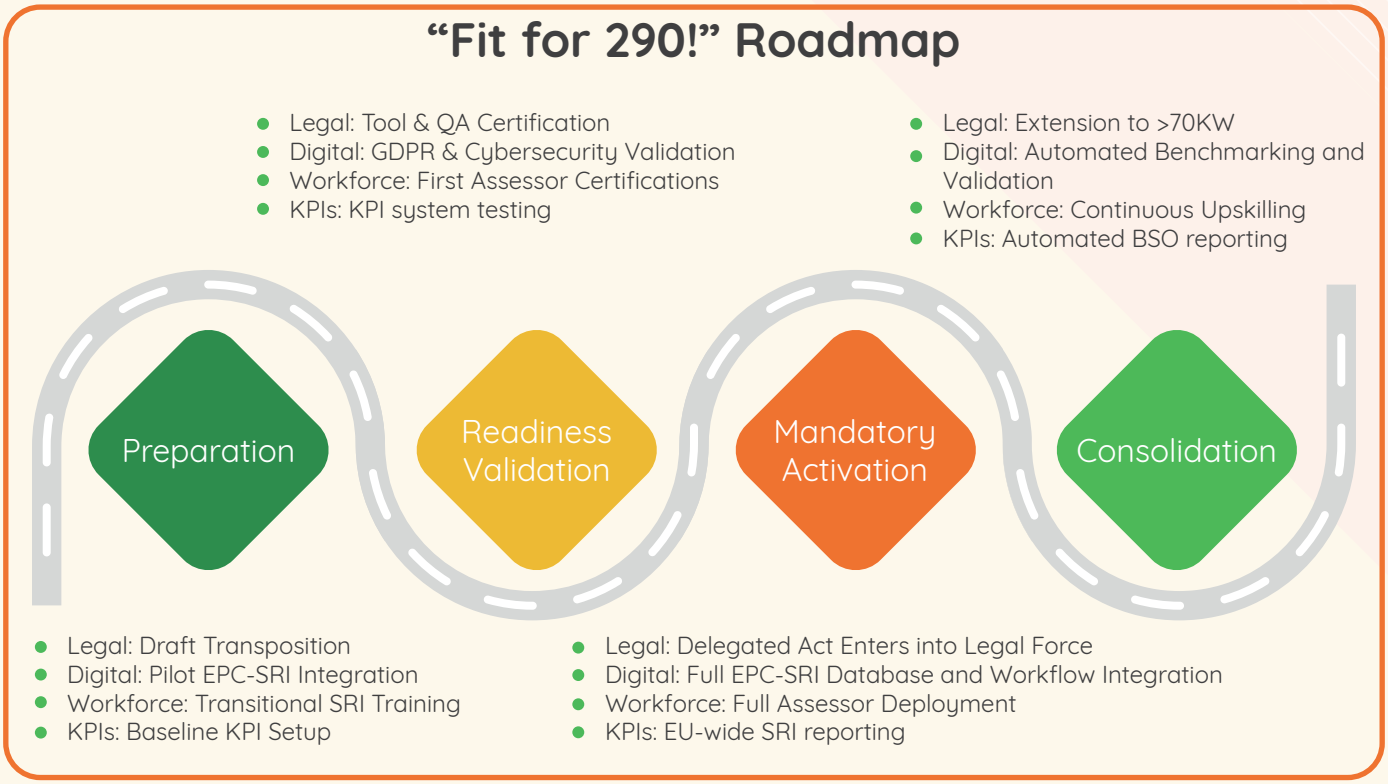
iEPB develops an integrated EPB data model and assessment workflow that connects EPCs with complementary instruments such as SRI and renovation recommendations.

SmarterEPC - within the SmarterEPC project, a digital platform (SmarterEPC Hub) has been developed to support the integration of EPC and SRI assessments and to facilitate pilot implementations across Europe.

II. 2. Future of the SRI

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, according to the EPBD IV.

SmarterEPC Roadmap for SRI Rollout



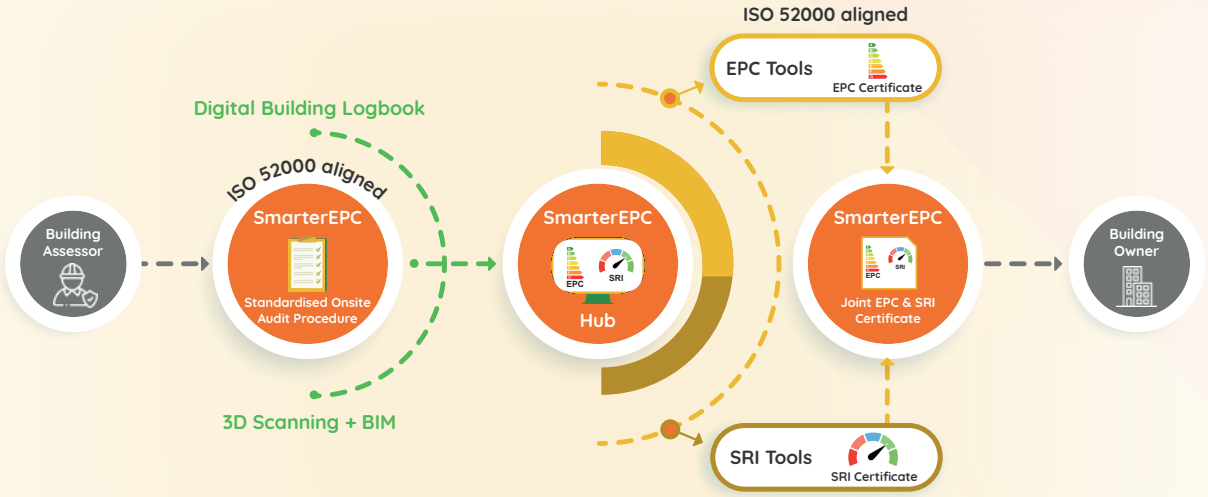
III. Integration of EPC and SRI

Current Situation: In both the EU and Netherlands, the **EPC** remains the cornerstone of building energy regulation, while the **SRI** is an emerging, complementary tool focused on smart operation and flexibility. It is 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 initiatives **(iEPB,[1] tunES)[2]** are central to current efforts to integrate EPC and SRI into a coherent and implementable framework. These projects explore how energy performance assessment can evolve from a static evaluation of efficiency towards a more dynamic, data-driven and system-oriented approach.
However, no integrated or joint EPC–SRI assessment reports are currently issued in the Netherlands. At present, EPC and SRI-related activities remain separate, with integration being explored mainly through European projects rather than through national implementation.

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.

SmarterEPC is a flagship EU initiative tackling exactly the question you're interested in "How can the SRI be integrated 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:



The SmarterEPC project approach

- **Innovation 1:** A standardised onsite audit procedure, which frames data collection based on existing standards.

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

- **Innovation 2:** The SmarterEPC Hub - Smart data collection IT interface, designed to read and map variables, preparing the data to be used by EPC 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 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!

Scan Me

smarterepc@r2msolution.com

smarterepc

smarterEPC26

Co-funded by the European Union

Credits: SmarterEPC project - Co-funded by the LIFE programme - GRANT n. 101121034

Latest update: August 2026

