

Buy Sustainable Property Scheme 2025

1. Title and aim of the Scheme

The Grant on the Acquisition of an Energy Efficient Residential Property is designed to support residential property buyers who purchase energy-efficient homes after January 1, 2025. The grant provides up to €9,000, distributed over three years, based on the energy performance of the purchased property.

This scheme, introduced by the Building and Construction Authority, aims to raise public awareness about the benefits of energy-efficient buildings, such as reduced energy consumption and long-term cost savings. By rewarding buyers of energy-efficient properties, the program not only promotes sustainable housing but also aligns with broader environmental goals, encouraging the adoption of greener building practices across the country.

2. Definition of terms.

Throughout the Notice unless the context otherwise requires:

- (a) "applicant" means a person who applies under this scheme;
- (b) "the Authority" means the Building and Construction Authority established by Article 3 of the Building and Construction Authority Act, (Cap 623);
- (c) "beneficiary" means every person who benefits under this Scheme; and when application is made for two beneficiaries jointly, shall include all beneficiaries in solidum;

3. Conditions of the scheme

Under this Scheme, two (2) distinct grants are available; however, each property is eligible for only one (1) grant and each beneficiary may receive only one (1) grant for a single property. Any applicant submitting more than one (1) application on the same beneficiary must withdraw all but one; failure to do so will result in disqualification from the Scheme.

Grant for Buildings with a rating of NET ZERO or LESS

Amount: €9,000

Duration: Spread evenly over three (3) years

Eligibility: Applicable to properties with an EPC Rating of 0 kWh/m². yr and constructed or renovated according to the Minimum Energy Performance Requirements (Technical Document F) in force during the time of construction

Annual Disbursement: €3,000 per year

Grant for Energy-Efficient Properties 20% better (refer to table below) than the Minimum Energy Performance Requirements (Document F)

Amount: €4,500

Duration: Spread evenly over three (3) years

Eligibility: Applicable to properties constructed or renovated according to the Minimum Energy Performance Requirements (Technical Document F) in force during the time of construction and with an Energy Performance Certificate (EPC) rating 20% better than the requirements established in figure 1

Annual Disbursement: €1,500 per year

Figure 1. The following table shows the Minimum Energy Performance Ratings (latest version of Technical Document F as at 1st July 2024) to qualify for the scheme

Eligibility Criteria: Energy Performance		
Building Category	Dwellings	
	Maximum energy demand in (kWh/m². yr) Building without Solar Potential	Maximum energy demand in (kWh/m². yr) Building with Solar Potential
Terraced House	40	12
Fully Detached Villa	40	8
Fully Detached Bungalow	40	8
Semi-Detached Villa	32	8
Ground Floor Maisonette	52	52
Mid-Floor Flat	40	24
Top Floor Flat/Maisonette	54	24

The Authority will issue the respective annual amounts to successful beneficiaries;

(a) Applicants must submit their application until September of the year 2025 following the signing of the deed. The payment under this scheme is made once a year.

(b) The annual grant of this scheme will be deposited into the beneficiary's bank account;

(c) Every year before a payment is issued, the applicants bind themselves to submit by September, a confirmation of details as requested by the Authority so that the following payment may be approved;

(d) In the event that applicants submit their application after the date stipulated in clause 3(c), they will lose their respective grant for each year of late submission of application.

4. Method of application

- (a) A person who qualifies under this Scheme shall submit an application on the prescribed online form from the Authority's website;
- (b) The application must be submitted after the signing of the deed;

5. Validity of the application

To be valid the application must satisfy the following requirements: -

- (a) the application must be made on the prescribed form and must be duly and completely filled;
- (b) the application must be accompanied with all necessary documents;

6. Qualifications to apply

(a) Beneficiaries are Maltese Citizens and citizens of the EU. EU Citizens must satisfy the criteria issued by any Authority and/ or by the Office of the Prime Minister. In the case of married couples/ two persons who have entered into a Civil Union and who are not legally separated, one party must be a Maltese Citizen or Citizen of the EU;

7. Disqualifications

Persons shall not qualify to make an application under this scheme if: -

- (a) The deed of acquisition was signed before 1st January, 2025;
- (b) The property purchased when constructed or renovated, was not according to the Minimum Energy Performance Requirements in force during time of construction or renovation as applicable;
- (c) The property is not a residential property;
- (d) The property has any stand-alone boilers powered by fossil fuels installed;

8. Loss of Grant

The grant is suspended immediately in case the property is transferred to third parties. In the case of a couple acquiring the property together and their marriage or relationship is terminated and one party of the couple decides to retain the property, then the remaining grant, will continue to be given to the beneficiary who kept the property in its entirety.

9. Transfer of property

In case the beneficiaries want to transfer the property acquired to third parties before the end of the three (3) years, they must inform the Building and Construction Authority upon signing of the Promise of Sale. The Building and Construction Authority will stop the grant approved under this scheme accordingly.

10. Information

The Authority may require the applicants/ beneficiaries to sign and confirm any declaration in any form, even under oath, it may consider necessary for the carrying out of this Scheme. The Authority reserves the right to contact any government department/ entities for the processing/ verification of the application and therefore the applicants/ beneficiaries give their consent to such collection of information.

11. Inspections and Auditing Rights

The Authority reserves the right to conduct inspections of any property benefiting from this scheme. These inspections may be carried out at any reasonable time to ensure compliance with the scheme's terms and conditions. Beneficiaries are required to provide access to the property and any necessary documentation requested by the BCA for this purpose.

12. Penalty for false information

If at any time, it results that applicants/ beneficiaries have made a false declaration or given incorrect information/ documents for the purposes of any application, without prejudice to any penalty for which they may have become liable under any other law, applicants/ beneficiaries shall be liable to the payment to the Authority, of a fine which the Authority deems fit.

They will also be disqualified for a period of five (5) years from benefiting from any schemes by the Authority and shall forfeit the right to any benefit under this Scheme.

Incorrect or false declaration/ documents may also lead the applicant/ beneficiary to the commencement of criminal procedures against him.

13. Abandoned applications

Where any applicant under this Scheme stops the processing of the application, the application shall be deemed to have been abandoned and any expenses and deposits incurred by the applicants/ beneficiaries in connection with their application, shall not be recoverable by the applicants/ beneficiaries whether or not their application is successful.

14. Right of refusal

Notwithstanding anything contained in the foregoing provisions of this Scheme, the Authority shall have the right to refuse any application.

15. Duration of scheme

This scheme remains open as announced by the Building and Construction Authority. The Authority reserves the right to no longer accept applications.

16. Interpretation

In case the Maltese text differs from the English text, the Maltese text will prevail.

17. Amendment of scheme

The Authority shall have the right to make any amendments to this Scheme. Such amendments may be made applicable retroactively. No amendments shall subject the Authority to an action for damages or any other legal action.