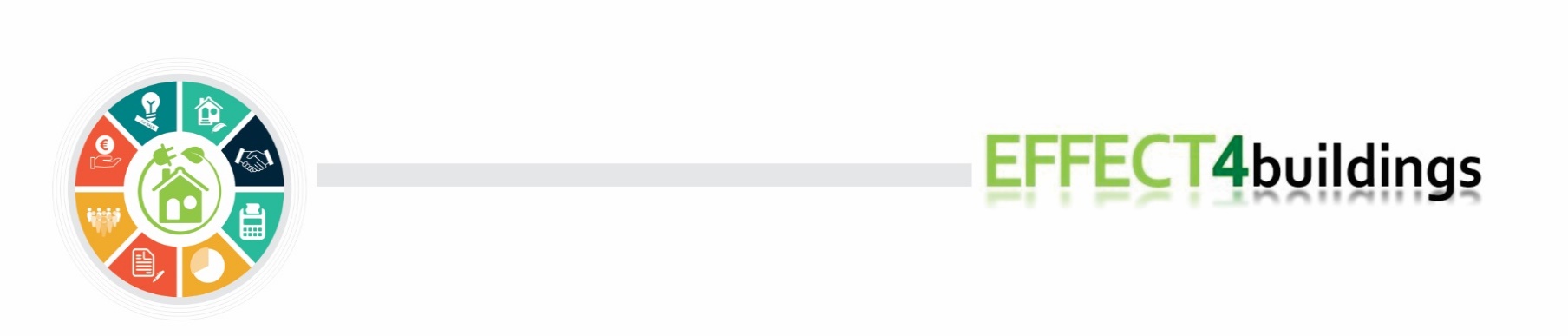




**Green Lease Contract**

**Template for building owners**

**EFFECT4buildings Toolbox:**Green Lease Contracting; Annex 2b



The project “Effective Financing Tools for implementing Energy Efficiency in Buildings” (EFFECT4buildings) develops in collaboration with public building managers a comprehensive decision-making support toolbox with a set of financial instruments: **Financial calculation tools**; **Bundling**; **Funding**; **Convincing decision makers**; **Energy Performance Contract**; **Multi Service Contract**; **Green Lease Contract**; **Prosumerism**. The tools and instruments chosen by the project has the biggest potential to help building managers to overcome financial barriers, based on nearly 40 interviews with the target group. The project improves these tools through different real cases.

To make sure building managers invest in the best available solutions, more knowledge on different possibilities is needed as well as confirmation from colleagues that the solutions performs well. EFFECT4buildings mapped **technological solutions** for energy efficiency in buildings with the aim to share knowledge and experiences of energy efficiency solutions among building managers in the Baltic Sea Region.

**Partners**



EFFECT4buildings project is implemented with the support from the EU funding Programme Interreg Baltic Sea Region (European Regional Development Fund) and Norwegian national funding. The aim of the project is to improve the capacity of public building managers in the Baltic Sea Region by providing them a comprehensive decision-making support toolbox with a set of financial instruments to unlock the investments and lower the risks of implementing energy efficiency measures in buildings owned by public stakeholders. More information: <http://www.effect4buildings.se/>

## Introduction contract template

The Sustainable Building Cluster has developed this template for green lease contracts, based on templates from the Real Estate Owner’s Association for office buildings. It has been adapted to facilitate other buildings such as retail or commercial. The green lease contract is attached as an annex to the original lease. This template contains the minimum requirements. If the parties wish, the minimum requirements can be supplemented by additional voluntary commitments.

The following factors should be taken into account when choosing the environmental ambition of the green lease contract: The parties environmental commitment, building and the facilities conditions, willingness to set aside time for environmental cooperation and willingness to finance solutions with high environmental performance.

Read more about green lease contracts in the “Guideline for implementing Green lease contract” on EFFECT4buildings web page.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Intends** | Lease No: | | Property designation: | | | |
| **Landlord** | Name | | | Person No./Orgnr | | |
| **Tenant** | Name | | | Person No./Orgnr | | |
| **Collaboration, information, and education** | When signing this agreement, the parties have exchanged information about their environmental ambitions and their environmental work. In future, such exchange of information shall take place at meetings at least once a year. The exchange of information shall be documented. | | | | | |
| The landlord is responsible to organize and lead the follow-up meetings with representative specified by the tenant. During the meetings, the status of the commitments in this agreement shall be reviewed. Meetings shall be documented and conducted at least once a year. | | | | | |
| The Parties shall jointly develop, review, and update the action plan at least once a year, and work active to reduce the environmental impact of the building and operation. | | | | | |
| The landlord shall provide the tenant with written information on how the tenant can contribute to reducing the environmental impact of the building and operation. The information shall cover areas of energy, material selection and waste management. | | | | | |
| **Energy and Indoor environment**  **Amount of energy** | When signing this agreement, the landlord shall carry out and document a briefing with the tenant about the last completed energy declaration including identified energy performance improvement proposals and reported mandatory ventilation control (OVK) and radon measurement, if performed. In the context of the annual follow-up meetings, the parties shall discuss the improvement proposals. And evaluate the outcome of energy performance, ventilation and radon content carried out after the implementation of the Energy Declaration. | | | | | |
| The parties shall exchange information of the use of resources annually in the Building regarding: | | | | | |
| **Business** | The information is based on |  | Measured |  | sharing of total energy use |
| The information is provided by |  | landlord |  | Tenant |
|  | | | | | |
| **Heating including domestic**  **hot water** | The information is based on |  | Measured |  | distribution of total energy use |
| The information is provided by |  | Landlord |  | Tenant |
|  | | | | | |
| **Comfort cooling** |  |  | Comfort cooling is not available in the room | | |
| The information is based on |  | Measured |  | distribution of total energy use |
| The information is provided by |  | Landlord |  | Tenant |
|  | | | | | |
| **Real estate** | The information is based on |  | Measured |  | distribution of total energy use |
| The information is provided by |  | Landlord |  | Tenant |
|  | | | | | |
| **Water use** | The information is based on |  | Measured |  | distribution of total energy use |
| The information is provided by |  | Landlord |  | Tenant |
|  | | | | | | |
| **Type of energy** | The parties shall work together to optimize the operating times for heating, cooling, and ventilation in the tenant's Building. | | | | | |
| The landlord must buy production-specific renewable electricity. | | | | | |
| From the access | As soon as possible regarding the agreements entered, and no later than (date) | | | | |
| The tenant must purchase production-specified renewable electricity. | | | | | |
| From the access | As soon as possible regarding the agreements entered, and no later than (date) | | | | |
| **Tenant-adaptation and ongoing maintenance** | The landlord shall inform the tenant, in connection with the signing of this agreement, of an optimal placement of the workplaces, considering the technical conditions of the Building. | | | | | |
| **Local design** | In connection with the signing of this agreement, the tenant must provide the landlord with a furniture plan that takes into account the technical conditions of the Building. The tenant must continuously notify the landlord if the use of the Building changes in a way that affects the indoor environment. | | | | | |
| **Materials** | The parties shall take environmental considerations into account when choosing materials in the Building. | | | | | |
| **Choice of interior design and equipment** | The Parties shall select low-energy appliances in the Building. | | | | | |
| **Waste management** | The Parties shall document the handling of dismantled and removed building materials and furnishings (reuse, recycling, energy recovery and disposal) in connection with tenant adaptation in the existing Building. | | | | | |
|  |  |  |  |  | Sign |  |
|  |  |  |  |  | Sign |  |
|  |  |  |  |  |  |  |
| **Local maintenance** | In exercising his duty of custody and maintenance obligations in the Building, the tenant must consider the choice of methods. | | | | | |
| During maintenance, care and operation in the property, the landlord must take environmental considerations into account when choosing methods. | | | | | |
| **Signature** | This Annex to the Agreement has been drawn up in two identical copies, each of which the parties have taken. | | | | | |
| City | | City | | | |
| Landlord's name: | | Tenant name: | | | |
| Signature: | | Signature: | | | |
|  | |  | | | |
| Name clarification: | | Name clarification: | | | |
|  | |  | | | |





