

The easy way to obtain a GEAK certificate

If the energy quality of the building shell and the overall energy efficiency of your home reach a certain level, you can benefit from a large number of advantages with a building energy certificate issued by the cantons (GEAK certificate). The GEAK certificate shows the energy class of the building shell and building technology in seven classes (A to G).

Your advantages with a GEAK certificate

- Professional assessment of the efficiency of the building shell and the overall energy efficiency by experts
- Potential entitlement to cantonal subsidies
- With a confirmed energy class, you benefit from favourable interest rates on your mortgage (excl. green variable mortgage)
- Increase in the long-term marketability of your property
- Potentially better preservation of your property's value
- For renovations: environmental renovation measures for home ownership are tax deductible
- Saving through reduced energy consumption

How to obtain your GEAK certificate easily

- 1 Identify need for action**

Renovation measures for the thermal building shell and building technology can significantly reduce energy requirements and CO₂ emissions.
- 2 Select GEAK expert**

Select a local GEAK expert. A list of all experts is available at www.geak.ch/experten/experten-finden/
- 3 Request different offers**

The cost of issuing GEAK and GEAK Plus certificates varies according to the building, region and expert. We recommend that you obtain several offers with a precise service description.

- 4 Clarify subsidy opportunities**

Most cantons and some municipalities support the issue of GEAK and GEAK Plus certificates. Subsidies must always be applied for prior to the start of construction. Contact your GEAK expert or cantonal energy office. The addresses of the energy offices can be found at www.endk.ch/de/kontakt/kantonale-energiefachstellen

- 5 Establish the current condition of your building**

The proper issue of a GEAK/GEAK Plus document includes an inspection of the building by the GEAK expert.

- 6 Have the GEAK or GEAK Plus certificate issued**

The expert issues the GEAK document with the GEAK Online Tool. The building energy certificate is recorded in a central database, where it can be accessed during its validity period of up to ten years.

- 7 Set out discussion and further steps**

The GEAK/GEAK Plus documents will be provided to you in electronic and paper form. It is worth discussing the current condition and energy refurbishment options with the GEAK expert.

Please note

• **In case of renovations**

You must obtain a GEAK Plus certificate prior to the start of renovation. It is essential to clarify whether the canton supports construction projects with subsidies, in which case you must apply for one. Submit the GEAK Plus certificate and the renovation offers together with the mortgage increase application.

- The planned measures, which are listed in the GEAK® Plus certificate, must be implemented within 24 months following the mortgage payout. Following completion of the measures, the GEAK® certificate must be updated to determine the final value (AG) and make the “effect” measurable.
- If you renew your mortgage or take out a new Swiss Life mortgage without renovations but qualify for a GEAK certificate: please be sure to obtain several offers from different GEAK experts. The costs can vary depending on the expert. The time span from the request for an offer to the issue of the GEAK certificate may vary. We recommend applying for the certificate in good time (approx. 2–3 weeks prior to interest rate fixing)
- **Cost of the GEAK certificate**
A GEAK Plus+ costs between CHF 1500 and 3500 and a normal GEAK approx. CHF 1000.

Please note

GEAK certificates A and B are accepted for properties less than 12 months old. GEAK certificates A, B or C are accepted for older properties.



Do you have any questions?

Our advisors would be happy to assist you with all questions related to your home.

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