

Domestic Premises (Electrical Safety Certificate) Bill [HL]

[AS INTRODUCED]

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[AS INTRODUCED]

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Require an electrical safety certificate to be provided to a prospective purchaser of domestic premises in specified circumstances; and for connected purposes.

BE IT ENACTED by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

1 Electrical installation condition report on marketing of domestic properties

(1) Subject to section 2 this section applies where a domestic property is to be sold, and

(a) no valid Electrical Installation Condition Report (EICR) safety certificate, or

(b) in the case of a property built or totally rewired within five years or less before it is put on the market, no valid Electrical Installation Certificate (EIC),

is available for the property.

(2) Before putting the property on the market, the relevant person must ensure that a valid EICR or a valid EIC is available for the property.

(3) Before marketing the property, any person selling the property on behalf of the relevant person must be satisfied that a valid EICR or EIC is available for the property.

(4) The relevant person or any person selling the property on behalf of the relevant person must make available a copy of the EICR or the EIC to any prospective purchaser of the property.

2 Exemptions

(1) Section 1 does not apply where the relevant person can demonstrate that—

(a) the property is being sold for demolition, or

(b) the property being sold will be completely rewired within six months of sale.

(2) The exemption in subsection (1)(b) applies only if the person undertaking the rewiring has expressed an intention to obtain a Building Regulation Compliance Certificate within 30 days of the completion of the rewiring.

3 Interpretation

In this Act—

“relevant person” is the owner of the property or, if the owner is deceased, any person acting as executor of his or her estate;

“valid Electrical Installation Condition Report” is a report on the condition and age of the whole electrical installation, carried out within the previous five years and completed and issued by a skilled person, competent in such work according to BS 7671 (IET Wiring Regulations);

“Electrical Installation Certificate” is a certificate issued by a qualified person stating that a new installation (rewire) or new circuits in an existing installation are in accordance with BS 7671, current at the time of the installation work.

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4 Regulations

- (1) The Secretary of State may make regulations in connection with the implementation of this Act.
- (2) A statutory instrument containing regulations under this Act is subject to annulment in pursuance of a resolution of either House of Parliament.
- (3) Regulations made under this Act and applying to Wales are, to that extent, subject to annulment in pursuance of a resolution of Senedd Cymru.

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5 Extent, commencement and short title

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- (1) This Act extends to England and Wales only.
- (2) This Act comes into force on the day that it is passed.
- (3) This Act may be cited as the Domestic Premises (Electrical Safety Certificate) Act 2022.

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Lord Foster of Bath

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