

Year 2024**Issued on xx. xxx 2024**

xx. Regulation: **Remediation and Decarbonisation Regulation 2024 [CELEX No: 32010L0031 and 32018R1999]**

Regulation of the Vienna Provincial Government on the granting of subsidies under Part II of the Vienna Housing Subsidies and Renovation Act – WWFSG 1989 (Renovation and Decarbonisation Regulation 2024)

On the basis of §§ 34(3), 40(4), 41(2) and 42(1) of the Vienna Housing Subsidies and Renovation Act – WWFSG 1989, Provincial Law Gazette of Vienna No 18/1989, in the version of the Provincial Law Gazette of Vienna No XX/2024, is decreed:

Section 1
General provisions

Definitions

§ 1. In connection with the thermal-energetic refurbishment of buildings and measures for the thermal refurbishment of the building envelope as well as for the construction, remodelling or retrofitting of technical building systems to highly efficient alternative energy systems within the meaning of § 34(1) No 8 WWFSG 1989 apply:

1. the reference heating requirement (HWB_{Ref}) is the value that results for the reference climate when applying the calculation method in accordance with the Regulation of the Vienna Provincial Government, with which building technology requirements are defined (Vienna Building Technology Regulation 2020 - WBTV 2020), Provincial Law Gazette of Vienna No 4/2020, as amended;
2. a building is considered a nearly zero-energy building (nztEG) if it achieves the energy index reference heating requirement corresponding to the reference line for $HWB_{Ref,RK}$ for the reference climate in accordance with the OIB document on the definition of the nearly zero-energy building of 20 February 2018 for new construction;
3. thermal-energetic refurbishment means the related renovation work on the building envelope or the technical building systems of a building as part of a refurbishment concept;
4. historic or listed buildings are buildings that are protected monuments or were erected in protected zones or have structured façades worthy of preservation;
5. suitable solar shading devices to prevent overheating in summer are external roller shutters and blinds or vertical façade awnings and shutters, in each case in conjunction with multiple glazing or box-type windows, which have a total energy transmittance $g_{tot} \leq 0.14$ (if this value is not available, a reduction factor $F_t \leq 0.23$ can also be used). If vertical façade awnings and shutters are used, suitable evidence of the achievement of the total energy transmittance must be provided.

Thermal-energetic minimum requirements

§ 2. (1) For the thermal-energy refurbishment of buildings, with the exception of buildings pursuant to § 1 No 4, minimum requirements for thermal insulation standards are defined as a prerequisite for the granting of funding:

	$HWB_{Ref,RK}$ in kWh/(m ² .a)
Thermal refurbishment in accordance with § 6	max. $1.45 \times HWB_{Ref,RK}$ — nearly zero-energy building

Energy refurbishment pursuant to § 7	max. $3.00 \times \text{HWB}_{\text{Ref,RK}}$ — nearly zero-energy building
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(2) If the target values for a thermal-energetic refurbishment pursuant to (1) cannot be achieved for technical, economic or legal reasons, but at least 40% of the initial reference heating requirement (HWB_{Ref}) can be saved, a subsidy pursuant to § 6(2), measured according to the savings achieved in the reference heating requirement, can still be granted.

(3) For the promotion of individual building component renovations or renovations to the thermal building envelope, the minimum energy standards according to the WBTV 2020 Provincial Law Gazette must be met, with the exception of components worthy of preservation within the meaning of § 1 No 4. No 4/2020, as amended, must be complied with. A refurbishment concept is not required for such funding.

Eligible costs of the refurbishment measures

§ 3. (1) Subsidies are only granted for reasonable costs. Reasonable costs are those that do not exceed an amount consisting of

1. EUR 1,000 per square metre of usable space of all flats and business premises pursuant to § 2 No 9 WWFSG 1989,
2. EUR 800 per square metre of usable space of all flats to be raised in standard pursuant to § 2 No 9 WWFSG 1989 and
3. EUR 400 per square metre of usable space for the adaptation of ground floor and basement rooms to business premises, as well as for measures on the inside of flats pursuant to § 2 No 15a in conjunction with § 34(1) No 8a WWFSG 1989, in the course of a basic or total

refurbishment. If the costs of eligible refurbishment measures exceed the appropriate level, the additional costs are not subsidised.

(2) Newly constructed balconies and terraces that form a structural part of the building and are not located in private gardens may be added to the usable living space as a basis for the total construction costs and the extent of the subsidy, but only up to a maximum of 6 per cent of the usable living space of the flat.

(3) For exceptional difficulties and for the use of ecological, sustainable, resource-saving, recyclable and climate-friendly construction methods and materials, e.g. environmentally friendly construction, recyclable thermal insulation, surcharges of a maximum of EUR 400 per square metre of usable floor space of all flats and business premises may be granted; in addition, surcharges of a maximum of EUR 200 per square metre of usable floor space of all flats and business premises may be granted if improvement work is carried out.

(4) For measures to eliminate significant hazards and to install state-of-the-art safety equipment, surcharges of a maximum of EUR 200 per square metre of floor space of all flats and business premises can be granted.

(5) For small construction sites with a total usable area of up to 1,000 square metres, surcharges of a maximum of EUR 200 per square metre of usable area of all flats and business premises may be granted. Above 1,000 square metres and up to 2,000 square metres, the intermediate values are to be determined by linear interpolation, whereby at the upper limit of 2,000 square metres the surcharge is to be set mathematically at 0.

(6) For measures to use highly efficient alternative energy systems based on environmental heat sources such as geothermal energy and groundwater or waste heat, allowances of up to EUR 200 per square metre of floor space of all flats and business premises can be granted.

(7) Cost increases occurring during the reasonable construction period may – except in the case of measures subsidised under §§ 17, 18 and 20 – be taken into account in the final settlement of the construction project in accordance with the changes in construction costs published by the Federal Ministry of Labour and Economic Affairs, provided that this possibility has been contractually agreed between the applicant for the subsidy and the construction manager.

(8) In the case of refurbishment measures on and in buildings pursuant to § 36 No 1 WWFSG 1989, economically justifiable and verifiable ancillary construction costs pursuant to § 34(2) No 3a, 3b and 3c WWFSG 1989 that are incurred in accordance with the refurbishment concept may not exceed 25 per cent of the costs pursuant to

§ 34(2) No 1 WWFSG 1989. With the approval of the Wohnfonds Wien – Fund for Housing and Urban Renewal, the 25 per cent share may be exceeded.

(9) The costs for building administration pursuant to § 34(2) No 3d WWFSG 1989 may not exceed 10 per cent of the costs pursuant to § 34(2) No 1 WWFSG 1989.

(10) The costs of relocation, resettlement or resettlement of tenants incurred in the course of a standard increase, whereby a replacement flat provided should not be a flat of equipment category D, are limited to 80 per cent of the costs actually incurred, on the one hand, and 10 per cent of the amount resulting in accordance with (1) No 2 on the other.

(11) In the case of funding for refurbishment measures, a choice must be made between the open procedure and the restricted procedure with prior publication for the award of contracts for pure construction services, provided that the total cost of the individual trades exceeds a limit of EUR 400,000 (excluding VAT). If there is no such obligation, the costs of the pure construction work must be documented by means of cost estimates. This provision does not apply to contracting authorities within the meaning of the Federal Act on the Procurement of Contracts (Federal Procurement Act 2018 – BVergG 2018), Federal Law Gazette I No 65/2018, as amended by Federal Law Gazette II No 91/2019.

(12) The eligible costs are increased by the value added tax to be paid in accordance with § 34(2) No 2 WWFSG 1989.

(13) Costs for cooling systems that are not operated exclusively with renewable energy or with district cooling in accordance with § 2 No 15a lit. c and d WWFSG 1989 are not eligible for funding.

General loan and subsidy conditions

§ 4. (1) The Province of Vienna can grant a subsidised loan with a term of 15 or 20 years and an interest rate of 1% per annum, calculated on a decursive basis, to finance refurbishment measures. The term of the promotional loan begins on 20 May or 20 November following the full allocation of the loan. The subsidised loan with a term of 15 years must be repaid in semi-annual lump-sum instalments amounting to 3.6% of the loan amount and the subsidised loan with a term of 20 years must be repaid in semi-annual lump-sum instalments amounting to 2.77% of the loan amount on 20 May and 20 November of each year.

(2) Non-repayable annuity subsidies can be granted for the repayment of loans to finance refurbishments of and in buildings in accordance with Part II of the WWFSG 1989. These subsidies are calculated from the original loan amount according to the financing plan; They are paid out in equal instalments on 20 May and 20 November of each year from the start of repayment and require a borrower payment of at least 1% of the loan according to the repayment plan for the relevant instalment date.

(3) Instead of a loan, the applicant can also use their own funds to finance the refurbishment measures. Ongoing non-repayable grants can be awarded for this purpose, which are paid out to the funding applicant on 20 May and 20 November of each year in accordance with the progress of the construction work.

(4) Funding pursuant to (2) may only be granted for a loan that complies with the following provisions:

1. the duration of the loan shall be at least 10 years;
2. the calculation of interest for semi-annual advance payments is carried out on a net basis;
3. the effective costs of the loan – excluding public charges and expenses incurred by the borrower for insurance policies taken out to secure the loan – may not exceed the 6-month Euribor rate by more than 1 per cent every six months; the adjustment of the interest rate took effect on 31 March. (based on the average value in March) and on 30 September (on the basis of the average value in September) for the respective following date of instalment within the meaning of (2); the maximum effective cost of the loan with a fixed interest rate is 4 per cent; the permitted effective costs for variable interest on own funds may not exceed the value of the 6-month Euribor every six months;
4. in the event of debt rescheduling, a current account settlement has been agreed.

(5) For a loan taken out to finance refurbishment measures on and in buildings, a lien may be required.

Intended purpose of the subsidy

§ 5. In accordance with § 38 WWFSG 1989, the subsidies pursuant to § 40(1) No 1 to 4 WWFSG 1989 must cover the total construction costs as defined in the refurbishment concept recommended by the Wohnfonds Wien – Fund for Housing and Urban Renewal, including the necessary financing costs in the following order of priority:

1. house improvement measures plus ancillary building costs pursuant to § 34(2) No 3 WWFSG 1989,
2. apartment improvement measures plus ancillary building costs pursuant to § 34(2) No 3 WWFSG 1989,
3. reasonable ancillary construction costs, insofar as these together exceed 5 per cent of the construction costs pursuant to § 18(1) No 2. of the Tenancy Act in the aforementioned version in the case of maintenance work pursuant to § 3 of the Tenancy Act, Federal Law Gazette No 520/1981 in the version Federal Law Gazette I No 59/2021.

The remaining subsidy is to be allocated to maintenance work in accordance with § 3 of the Tenancy Act as amended, in particular § 3(2) No 5 of the Tenancy Act as amended.

Section 2

Promotion of refurbishment measures for residential buildings with at least three flats

Thermal refurbishment of the building envelope

§ 6. (1) Measures for the thermal refurbishment of the building envelope or parts of it that lead to a significant reduction in heating requirements are eligible for funding as part of a thermal-energetic refurbishment concept.

(2) A one-off, non-repayable contribution is granted towards the costs of the thermal refurbishment measures. In the case of refurbishment of individual building components in accordance with § 2(3), funding can be granted to the extent of funding level 0. The amount of the subsidy per square metre of usable floor space of all flats and business premises is linked to the target value achieved for the reference heating requirement in relation to the nearly zero-energy building standard (nstEG) or, in the case of the subsidy pursuant to § 2(2), to the savings achieved in the heating requirement per square metre of gross floor area (GFA) and is calculated as follows:

	HWB _{Ref} in kWh/(m ² .a)	Achieved savings HWB _{Ref} in kWh/(m ² .a)	Amount of the non-repayable contribution in €/m ² usable area	Maximum contribution in relation to the total eligible construction costs
funding level 0		at least 40 kWh/(m ² .a)	EUR 35	20 %
funding level 1	max. 1.45 × HWB-nstEG	at least 70 kWh/(m ² .a)	EUR 80	25 %
funding level 2	max. 1.30 × HWB-nstEG	at least 100 kWh/(m ² .a)	EUR 120	30 %
funding level 3	max. 1.15 × HWB-nstEG	at least 130 kWh/(m ² .a)	EUR 160	35 %
funding level 4	max. HWB-nstEG		EUR 200	40 %
funding level 5 (funding level 4 with additional measures in accordance with (3))	max. HWB-nstEG		EUR 220	40 %

(3) If the technical building systems are converted at the same time as the thermal improvements in accordance with § 7(1) or (2) or if ecological, sustainable, resource-saving, recyclable and climate-friendly construction methods and materials are used in accordance with § 3(3), the next highest funding level is used to calculate the funding.

(4) If, at the same time as the thermal improvements, an attic conversion or extension of complete flats is carried out in accordance with § 13, a further non-repayable contribution of EUR 20 per square metre of floor space of all flats and business premises in the existing building can be granted.

(5) Once the refurbishment work has been completed, an energy performance certificate showing the energy indicators achieved must be submitted.

Energy-efficient refurbishment of technical building systems

§ 7. (1) A one-off non-repayable contribution of EUR 50 per square metre of floor space can be granted for the installation of highly efficient alternative energy systems or conversion or retrofitting to highly efficient alternative energy systems. If measures are implemented in accordance with § 3(6), the one-off non-repayable contribution increases to EUR 80 per square metre of usable space. In both cases, a maximum total amount of 35 % of the costs of the eligible refurbishment measures may be granted.

(2) A one-off, non-repayable contribution of EUR 50 per square metre of usable floor space can be granted for the implementation of technically necessary transitional solutions and preparatory measures for the subsequent construction, conversion or retrofitting of highly efficient alternative energy systems, up to a maximum of 35% of the costs of the eligible refurbishment measures.

(3) A one-off, non-repayable contribution of EUR 10 per square metre of floor space, up to a maximum of 35% of the costs of the eligible refurbishment measures, can be granted for the implementation of hydraulic balancing and for the replacement of circulation pumps and hot water circulation pumps with highly efficient pumps in existing heat supply systems.

(4) A one-off, non-repayable contribution of EUR 10 per square metre of floor space, up to a maximum of 35% of the costs of the eligible refurbishment measures, can be granted for measures that are technically necessary for the dismantling of technical building systems based on gas supply.

(5) For the installation of ventilation systems with heat recovery, a one-off non-repayable contribution of EUR 15 per square metre of floor space can be granted, up to a maximum of 35% of the costs of the eligible refurbishment measures.

Promotion of refurbishment measures without thermal-energetic improvement

§ 8. In connection with a thermal-energetic refurbishment in accordance with § 6 or § 7, a one-off non-repayable contribution of EUR 50 per square metre of usable floor space can be granted for additional maintenance work on non-thermally relevant building components, up to a maximum of 35% of the costs of the eligible refurbishment measures.

§ 9. For refurbishment measures on buildings constructed before 30 June 1953 or on buildings for social housing of the City of Vienna or on buildings or parts of buildings whose management is subject to the provisions of the Housing Non-Profit Act – Federal Law Gazette No 139/1979, as amended by Federal Law Gazette I No 88/2022, one-off, non-repayable contributions of up to EUR 100 per square metre of usable space, up to a maximum of 50% of the proven additional costs, may be granted for measures to avert significant hazards and the installation of state-of-the-art safety equipment as well as for the creation of barrier-free usability, insofar as these are not covered by subsidies pursuant to §§ 8, 10 and 11.

§ 10. For the construction of passenger lifts, a one-off non-repayable contribution of EUR 30,000 can be granted for three generally accessible stations, plus EUR 7,000 for each additional generally accessible station, up to a maximum of 35% of the costs of the eligible refurbishment measures.

§ 11. If refurbishment measures are carried out that serve to increase living comfort, such as in particular the creation of common rooms, the installation of suitable sun protection devices within the meaning of § 1 No 5 or greening or unsealing measures, a one-off non-repayable contribution of EUR 70 per square metre of usable floor space can be granted, up to a maximum of 35% of the costs of the eligible refurbishment measures.

Promotion of plinth renovations on and in buildings

§ 12. (1) Funding for the financing of base refurbishment measures within the meaning of § 34(1) No 5 WWFSG 1989 is provided if at least 30 % of the usable living space in the existing building is improved on the inside of the flat by installing, converting or retrofitting the technical building systems to highly efficient alternative energy systems or in the case of buildings already equipped with highly efficient alternative energy systems, provided that at least 20 % of the usable living space in the existing building is improved by other internal housing measures in accordance with § 37 No 7 to 11 and 13 WWFSG 1989

1. by granting a state loan amounting to 40 % of the eligible total construction costs with a term of 20 years, an interest rate of 1 % per annum, calculated on a decursive basis, and
2. by granting non-repayable annuity grants or ongoing non-repayable grants for a period of 20 years amounting to 5 % of the remaining 60 % of the eligible total construction costs each year.

(2) The non-repayable annuity subsidies or ongoing non-repayable subsidies to be granted pursuant to (1) No 2 are based on variable effective costs pursuant to § 4(4) No 3 in the amount of 5 %. If the maximum permissible variable effective costs fall by 0.5 percentage points in each case, the percentages of the non-repayable annuity grants or current non-repayable grants to be granted in accordance with (1) No 2 are also reduced by 0.3 percentage points in each case; if the costs increase as described above, the subsidies also increase by 0.3 percentage points up to the initial value.

(3) If thermal-energetic refurbishment measures are carried out, a one-off non-repayable contribution to the extent specified therein shall be granted, applying § 6(2) and (3) accordingly. Before a subsidy within the meaning of (1) is granted, the total construction costs eligible for subsidy must be reduced in the amount of the non-repayable contributions granted in accordance with (3).

Funding for loft conversions and extensions to entire flats

§ 13. The subsidisation of loft conversions in existing buildings and the creation of independent flats through extensions can take place in the course of base renovations within the meaning of § 34(1) No 5 WWFSG 1989 or thermal-energetic renovations:

1. with analogous application of § 14(2) or
2. in buildings for social housing of the City of Vienna or in buildings or parts of buildings whose management is subject to the provisions of the WGG, Federal Law Gazette No 139/1979, as amended by Federal Law Gazette I No 88/2022, within the meaning of the New Construction Regulation 2007, Provincial Law Gazette of Vienna No 27/2007, as amended, but only with regard to the type and amount of the subsidy.

Promotion of total refurbishments

§ 14. (1) Funding for total refurbishments within the meaning of § 34(1) No 6 WWFSG 1989 is provided in the form of a subsidised loan from the state with a term of 20 years in the amount of

1. EUR 1,250 per square metre of usable space if the total usable area is less than 2,000 square metres;
2. EUR 1,050 per square meter of useful space if the total usable area is between 2,000 square meters and 4,500 square meters.

If thermal-energy refurbishment measures are carried out, an additional one-off non-repayable contribution to the extent specified therein may be granted by applying § 6(2) and (3) accordingly.

(2) Funding for demolition and new construction in redevelopment target areas in accordance with the respective valid statistical evaluations of the urban development plan and for block redevelopments within the meaning of § 34(1) No 7 WWFSG 1989 is provided in the form of a subsidised loan from the state with a term of 20 years in the amount of

1. EUR 1,250 per square metre of usable space if the total usable area is less than 2,000 square metres;
2. EUR 1,050 per square meter of useful space if the total usable area is between 2,000 square meters and 4,500 square meters.

If measures are implemented in accordance with § 3(3), an additional one-off non-repayable contribution of EUR 40 per square metre of usable space may be granted.

(3) The maximum amount that may be requested for reimbursement of the loans or own funds used for the duration of the subsidy is the amount pursuant to § 63(1) in conjunction with (3) and (4) WWFSG 1989 with a 50% surcharge.

Promotion of measures to improve urban development structures

§ 15. (1) Irrespective of § 3, one-off, non-repayable contributions of up to 100 % of the proven costs may be granted for measures to improve urban development structures, including infrastructure measures in connection with block refurbishments within the meaning of § 34(1) No 7 WWFSG 1989.

(2) One-off non-repayable contributions of up to 100 % of the proven costs can be granted towards the proven and necessary costs incurred for the demolition of buildings and structures on the basis of the refurbishment concept.

(3) For the creation or retrofitting of parking spaces as part of the base or total refurbishment within the meaning of § 34(1) No 5 and 6 WWFSG 1989 and as part of loft conversions and extensions, one-off non-repayable contributions of up to 50 % of the proven construction costs can be granted, irrespective of § 3, up to a maximum of EUR 6,000 per car parking space and a maximum amount of EUR 2,000 per car parking space for single-track motor vehicles. For the installation or retrofitting of charging stations for electric vehicles, an additional amount of up to EUR 500 per charging station can be granted.

(4) For the creation or retrofitting of bicycle storage rooms as part of the base or total refurbishment as defined in § 34(1) No 5 and (6) WWFSG 1989 and as part of loft conversions and extensions, one-off non-repayable contributions of up to EUR 500 per square metre of bicycle storage room can be granted, irrespective of § 3, up to a maximum of 50 % of the proven construction costs.

Promotion of residential homes

§ 16. (1) When carrying out refurbishment measures on and in homes within the meaning of § 2 No 5 WWFSG 1989, a provincial loan can be granted for 40 % of the eligible total construction costs with a term of 20 years.

(2) If thermal-energetic refurbishment measures are carried out, a one-off non-repayable contribution to the extent specified therein shall be granted, applying § 6(2) and (3) accordingly. Before a subsidy within the meaning of (1) is granted, the total eligible construction costs shall be reduced by the amount of the non-repayable contributions granted pursuant to (2).

Promotion of refurbishment measures within individual flats

§ 17. (1) A one-off non-repayable contribution of EUR 200 per square metre of usable living space can be granted for refurbishment measures within the meaning of § 37 No 7 to 11 and 13 WWFSG 1989, up to a maximum of 35% of the proven reasonable costs, if complete decarbonisation is carried out in the course of the refurbishment.

(2) The City of Vienna and non-profit building associations may be granted a one-off non-repayable contribution of EUR 200 per square metre of usable living space for refurbishment measures within the meaning of § 37 WWFSG 1989 within flats that may only be made available to beneficiaries pursuant to § 11(1) and (2) WWFSG 1989, up to a maximum amount of 50 % of the proven reasonable costs, if complete decarbonisation is carried out in the course of the refurbishment.

§ 18. (1) For the installation of soundproof windows on main roads A and B in accordance with the Municipal Council Regulation on the Determination of Main Roads and Secondary Roads, Official Gazette of the City of Vienna No 35/2021, with increased traffic volume and for the installation or retrofitting of thermal insulation windows, a one-off non-repayable contribution of 35% of the proven reasonable costs can be granted if these correspond to the U-value specification in accordance with the WBTv 2020, Provincial Law Gazette No 4/2020, as amended.

(2) When installing, converting or retrofitting existing heating systems in buildings with central heat supply systems to highly efficient alternative energy systems, one-off non-repayable contributions amounting to 35 % of the proven reasonable costs can be granted.

(3) For the installation, conversion or retrofitting of existing heating systems in buildings without a central heat supply system to highly efficient alternative energy systems, one-off non-repayable contributions amounting to 35 % of the proven reasonable costs can be granted if the installation of a central heating system is not possible for technical, economic or legal reasons.

(4) A one-off non-repayable contribution amounting to 20 % of the proven reasonable costs can be granted for the realisation of other renovation measures.

(5) For the installation of a burglar-resistant entrance door with at least resistance class 3 in accordance with EN 1627 and certified in-house and external monitoring of production with labelling of the door (e.g. in accordance with ÖNORM B 5338), a one-off non-repayable contribution of EUR 400, up to a maximum of 20% of the costs, can be granted.

(6) A decarbonisation premium of a maximum of EUR 1,000 can be granted for verifiable fully decarbonised homes without proof of the actual costs. If the demonstrable decarbonisation is carried out in the course of an energy-efficient refurbishment in accordance with § 7(1), (2) and (4), this amount increases to EUR 1,500.

(7) A one-off non-repayable contribution of EUR 1,500 per residential unit, up to a maximum of 50 % of the proven reasonable costs, may be granted for the retrofitting of external sun protection devices within the meaning of § 1 No 5 in multi-apartment buildings, but not in buildings erected in compacted flat construction in accordance with § 2 No 4 WWFSG 1989.

Section 3

Promotion of refurbishment measures for people with disabilities

§ 19. A one-off non-repayable contribution amounting to 75 % of the proven reasonable costs can be granted for the implementation of measures that serve the housing needs of people with disabilities.

The subsidies can also be paid to the person living in the building if the eligibility requirements are met (e.g. proof of disability by submitting confirmation of receipt of care allowance of at least level 3 or a disability pass from the Federal Office for Social Affairs and Disability) after completion of the refurbishment measure and submission of the invoice, the subsidy can also be paid to close relatives living in the same household or to the trustee of the estate, if the measure, which serves the housing needs of the person with disabilities, was already commissioned before the death of the applicant for support, but was not carried out before the application for support was submitted and the application for support was submitted no later than one month after the commissioning of the refurbishment measure; the payment order replaces the written assurance.

Section 4

Promotion of renovation measures on and in owner-occupied and allotment homes

§ 20. (1) For the financing of thermal-energetic refurbishment of detached and semi-detached houses and allotment houses, a subsidy of EUR 8,000 can be granted if the minimum thermal standard of max. $1.45 \times \text{HWB-nstEG}$ is met, up to a maximum of 30 % of the costs of the eligible refurbishment measures. If the minimum thermal standard of max. $1.30 \times \text{HWB-nstEG}$ is met, a subsidy of EUR 12,000 can be granted, up to a maximum of 35 % of the costs of the eligible refurbishment measures.

(2) For the construction of central heating systems with highly efficient alternative energy systems or for the conversion or retrofitting of existing technical building systems to highly efficient alternative energy systems, a one-off non-repayable contribution of EUR 8,000, up to a maximum of 35 % of the proven reasonable costs, can be granted.

(3) For the financing of partial refurbishment of single-family and two-family houses and of garden dwellings, resulting in a savings of at least 40 % of the initial reference heating demand (HWB_{Ref}) a grant of EUR 4,000 may be granted, but a maximum amount of 25 % of the costs of eligible remedial measures may be granted.

(4) For measures pursuant to § 3(6), an additional one-off non-repayable contribution of EUR 4,000 may be granted.

Section 5

Promotion of refurbishment concepts

§ 21. (1) For the preparation of a thermal-energetic refurbishment of the building envelope or the building technical systems in single and two-family houses and small garden houses, a refurbishment concept including a renovation certificate within the meaning of the OIB Directive 6 in accordance with WBTv 2020, Provincial Law Gazette No 4/2020, as amended, may be granted a one-off non-repayable contribution of EUR 1,000 for the first unit and an amount of EUR 500 for a second unit, but not more than 50 % of the reasonable costs demonstrated.

(2) If a refurbishment concept including a refurbishment certificate within the meaning of OIB Guideline 6 in accordance with WBTv 2020, Provincial Law Gazette No 4/2020, as amended, is drawn up for the preparation of a refurbishment in accordance with §§ 6, 7, 12, 13, 14 or 16 in residential buildings with at least three flats, a one-off non-repayable contribution of EUR 5,000, but no more than 50 % of the proven reasonable costs, may be granted.

Section 6

Final provisions

Implementation of Union law and notification

§ 22. (1) § 2, § 6 (2), (3) and (4), § 7, § 11, § 12, § 13, § 14 (1 no. 3, § 18 (2), (3), (6) and (7), § 20 and § 21 serve to implement Directive 2010/31/EU of the European Parliament and of the Council of 19 May 2010 on the energy performance of buildings, Official Journal L 153 of 18 June 2010 p. 13, as amended by Regulation (EU) 2018/1999 of the European Parliament and of the Council of 11 December 2018, Official Journal L 328 of 21 December 2018 p. 1.

(2) This Regulation has been notified in accordance with the provisions of Directive (EU) 2015/1535 of the European Parliament and of the Council of 9 September 2015 laying down a procedure for the provision of information in the field of technical regulations and of rules on information society services, Official Journal L 241 of 17.9.2015 (notification number XXXX/XXXX/XX).

Entry into force and transitional provision

§ 23. (1) This Regulation shall enter into force on 1 March 2024. At the same time, the Ordinance of the Vienna Provincial Government on the Granting of Subsidies under Part II of the Vienna Housing Subsidies and Renovation Act – WWFSG 1989 (Renovation Regulation 2008), Provincial Law Gazette of Vienna No 2/2009 as amended by Provincial Law Gazette of Vienna No 24/2021, shall expire.

(2) The provisions of the Refurbishment and Decarbonisation Regulation 2024 shall apply to applications for funding that are pending at the time of entry into force and have not yet been approved.

(3) The provisions in force at the time of the commitment shall apply to subsidies already committed at the time of entry into force within the meaning of § 56 WWFSG 1989.

(4) The provisions in force at the time of the main guarantee continue to apply to supplementary funding relating to main guarantees issued in the period from 25 June 2013 to the date of expiry of the 2008 Refurbishment Regulation. Irrespective of this, § 4(4) of the 2024 Refurbishment and Decarbonisation Regulation also applies to these supplementary subsidies.

(5) The provisions of the Refurbishment and Decarbonisation Regulation 2024 apply in full to all other supplementary funding.

The Governor: