

Building expert

If you wish to operate as a building expert in Denmark, you will need authorisation from the Danish Enterprise and Construction Authority (DEACA).

The house inspection scheme concerns the purchase and sale of properties primarily used as dwellings. The purpose of the scheme is to ensure that a seller is released from their 10-year liability to the buyer for hidden faults and defects by producing a valid house condition report as well as information on change of ownership insurance before the purchase agreement is signed.

The house condition report is prepared by a building expert appointed by the Danish Enterprise and Construction Authority and it describes visible faults with and defects of the property.

If you would like to work as an appointed building expert in Denmark, then you must be appointed by the Danish Enterprise and Construction Authority. The Common Secretariat for Inspection and Energy Labelling (FEM Secretariat) deals with the ongoing administration of the scheme on behalf of the Danish Enterprise and Construction Authority, and is therefore responsible for the practicalities of the application.

How to apply

In order to be appointed as a building expert, you must have basic training in building technology and documented professional experience of building surveys or supervision of construction. You or your employer must also satisfy a number of formal requirements.

You must complete the following forms: **Application for appointment as a building expert; Declaration of insurance cover; and Data sheet.**

Additional requirements

You are obliged to attend an admission course. Once you have submitted your **Application for appointment as a building expert**, the procedure is as follows:

- 1) When you have been approved to attend the admission course, you will receive an acceptance letter from DEACA together with a registration form for the “next admission course”. The letter refers you to this website, which always contains an updated list of course dates.
- 2) You enter your preferred course date on your registration form, fill it out and then send it either via this website or direct to the FEM Secretariat by post or e-mail. We then check whether you are on the list of approved consultants. If you are, you will be registered and receive confirmation of your registration and the course date.
- 3) Three weeks before the course starts you will receive a letter containing practical information and an invoice. You will also receive a copy of the Manual for Appointed Building Experts.
- 4) You pay the invoice and attend the admission course.
- 5) You send the **data sheet** and **declaration of insurance cover** to the FEM Secretariat – either via this website or by post or e-mail.

Please note that if you as a building expert and for some reason have lost your status as authorized building expert, then you can apply for re-authorization by submitting the form **Application for reappointment**.

Sending in your application

Applications can be submitted electronically via this website. Help and assistance can be found in the step-by-step guide on submission. You may also send your application by post, fax or e-mail to the FEM Secretariat. See contact details below.

Contact and Public registers and databases

Danish Enterprise and Construction Authority

Dahlerups Pakhus
Langelinie Alle 17
DK-2100 Copenhagen Ø
Denmark
Tel.: +45 3546 6000
Fax.: +45 3546 6001
www.ebst.dk
postbb@ebst.dk

FEM Secretariat

Gregersensvej
DK-2630 Taastrup
Denmark
Tel.: +45 72 20 39 01
Fax: +45 72 20 22 72
<http://www.femsek.dk/sw39423.asp>

info@femsek.dk

When will I get an answer?

Temporary and occasional pursuit of profession, or establishing a business

You can expect a response from DEACA within three months. Please note that you cannot immediately begin work as an appointed expert because you must first complete and pass an admission course.

In the event of rejection

DEACA decisions relating to the house inspection scheme cannot be brought before other administrative authorities. Cases can be brought before the courts.

Relevant links

You will find more information on the house inspection scheme, including legislative framework and Manual for Appointed Building Experts, at <http://www.femsek.dk/sw39408.asp>.

If you would like more information on the profession of building expert, you can contact the industry association for building experts and energy consultants (Brancheforeningen for Bygningssagkyndige og Energikonsulenter) at the following address:

Brancheforeningen for Bygningssagkyndige og Energikonsulenter
Nørre Voldgade 106
PO Box 2125
DK-1015 Copenhagen K
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Tel.: +45 7216 0214
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Or via e-mail at:
info@bfbe.dk