Global Sustainable Buildings Guide - Morocco

| Contents |
| --- |
| To generate table of contents, right-click here and select **Update Field.** |

Select a topic from the menu and explore the questions within.

*This chapter was last reviewed in September 2024.*

# Authors

# Green Certification

## Is there a nationally adopted and recognized form of certification for buildings? What is it and is it mandatory for all new buildings and refurbished buildings?

The implementation of green building practices in Morocco, while strongly encouraged, is not mandatory. In this context, there are several certifications to which one can choose to adhere.

We can particularly mention the following:

The Moroccan Thermal Building Regulations (RTCM)  
  
The RTCM, as approved by Decree No. 2-13-874 of 15 October 2014, set the rules for the energy performance of buildings and establishes the National Committee for Energy Efficiency in Construction.

The standards set by the Moroccan Standards Institute ("Institut Marocain de Normalisation") (IMANOR)

IMANOR works toward standardization and certification in various sectors, including construction (i.e., sustainable construction standards, building performance standards, sustainable city and community planning standards, thermal insulation standards, and acoustic standards).

Excellence in Design for Greater Efficiencies (EDGE), a green building certification system developed by the International Finance Corporation (IFC), part of the World Bank Group

EDGE aims to promote resource-efficient building practices in emerging markets by offering a measurable and credible way to demonstrate the environment benefits of building green. EDGE certification is managed by entities like Green Business Certification Inc. and Bureau Veritas.

Haute Qualité Environnementale and others

# Energy Performance Certificates and Minimum Energy Standards

## Is there a mandatory form of energy performance certification? When does it apply and are there any prescribed minimum standards?

There is no mandatory form of energy performance certification for most buildings in Morocco. However, energy audits have become mandatory for Moroccan companies as of 10 April 2019 following the publication of Decree No. 2-17-746. Businesses in the industrial sector are subject to mandatory audits if their total final energy consumption exceeds 1,500 tons. Businesses in the tertiary sector, enterprises in transportation and distribution of energy, and individuals are subject to mandatory audits if their total final energy consumption exceeds 500 tons. As for businesses in other sectors not explicitly outlined in this decree, the standard will be defined by the Minister of Energy and the minister responsible for the sector concerned.

# Incentives for Green Retrofit

## Are there any government-funded or sponsored schemes for improving the energy efficiency of existing buildings and, broadly, how do they work?

There are several government-funded and sponsored schemes in Morocco for improving energy efficiency. These initiatives include the following:

The Moroccan Agency for Sustainable Energy (MASEN), a state-owned limited company, is one such initiative for improving energy efficiency. Its mission is to foster a competitive renewable energy sector in Morocco by leading development programs for renewable energy projects with greater emphasis on solar, wind and hydro technologies.

The Program for Energy Efficiency in Industry (PEEI) promotes energy efficiency measures in the industrial sector. It includes mandatory energy audits and sets minimum energy performance standards for equipment, as outlined in Law 47-09 on energy efficiency.

L'Agence Marocaine Pour L'Efficacité Énergétique (AMEE) is a public institution that aims to implement energy efficiency programs by proposing national, sectoral, and regional plans for energy efficiency development. For instance, AMEE has implemented the "Eco-Binayate" label with the main goal of promoting environmental sustainability in construction practices with regard to new residential buildings that fall under thermal regulation requirements. This label is awarded to buildings that are evaluated against a set of criteria encompassing factors such as project organization, construction quality, building performance, environmental considerations, ventilation systems and optimization of water consumption. The label is then rewarded to buildings that are able to meet or exceed certain energy efficiency standards.

Energy Efficiency Codes in Residential Buildings and Energy Efficiency Improvement in Commercial and Hospital Buildings in Morocco is a program designed in collaboration with the United Nations Development Program that aimed to include energy efficiency in the global building sector.

Tax incentives have been implemented to improve energy efficiency. The Moroccan government offers tax exemptions to social housing developers that comply with national energy standards and promote energy-efficient construction practices.

These programs aim to reduce energy consumption, lower carbon emissions and promote sustainable construction practices throughout Morocco.

# CO2 and Energy Targets

## Are there any national targets for CO2 reduction and/or energy use reduction from buildings? If there are, are there any exclusions?

Morocco aims to achieve a 45.5% reduction in greenhouse gas emissions by 2030 compared to business-as-usual scenarios, with significant contributions expected from the building sector. This includes efforts to improve energy efficiency in buildings and promote the use of renewable energy sources, such as solar and wind. Morocco aims to reduce energy use in buildings by 19% in the residential sector and by 10% in the services sector. No exclusions have explicitly been made.

# Renewable Energy

## Are there any regulations requiring a percentage of energy consumption to come from renewable sources?

We are not aware of any regulations requiring a percentage of energy consumption to come from renewable sources. However, Morocco has established several measures to promote energy efficiency and the use of renewable energy in buildings.

Morocco has also set ambitious national targets for renewable energy integration. By 2030, the country aims to source 52% (20% solar, 20% wind, 12% hydro) of its total installed power capacity from renewable energy, including solar, wind and hydropower.

# Regulation

## What other national regulatory measures are there, such as taxes on energy consumption and/or tax reliefs on energy-saving measures, that can encourage more efficient use of energy in buildings?

Morocco's regulatory framework and tax incentives are designed to promote energy efficiency and the use of renewable energies. These measures help reduce the country's dependence on energy imports, improve environmental sustainability and support economic growth through the development of green technologies and practices.

In this context, a reduced VAT rate applies to renewable energies. As a transitional measure, in accordance with the 2024 Finance Law, the VAT rate of 14% in force on 31 December 2023, which applied to sales operations carried out by producers of electrical energy created from renewable energies, has been reduced as follows:

12% from 1 January 2024

10% from 1 January 2025

Most of these national regulatory measures concern fields other than construction. To promote the use of energy efficiency techniques, the Moroccan Ministry of Energy Transition and Sustainable Development has taken steps to strengthen financing mechanisms and tax incentives. These measures cover areas such as the import of renewable energy equipment for the agricultural sector, exemption from the annual tax on electric and hybrid cars, etc.

# Financing

## Are there any public or private “green” financing initiatives for sustainable real estate projects?

Yes, there are public green financing initiatives designed to support sustainable real estate projects in Morocco, such as the following:

**The EU** has introduced a EUR 624 million package to support Morocco's green transition, including the "Energie verte" program aimed at greening Morocco's economy and energy sector.

**MASEN** supports renewable energy projects through permitting, land acquisition, financing, and state guarantees.

**Green bonds**: Morocco has issued green bonds to finance projects like solar power plants and energy-efficient buildings.

**Green Value Chain program**: The European Bank for Reconstruction and Development (EBRD), with the support of the EU, the Green Climate Fund and South Korea, developed the Green Value Chain program to enable businesses to finance green technologies that integrate energy and resource efficiency

**The IFC's EDGE program**: The IFC has invested USD 12.2 billion globally in green buildings, with USD 73 billion in certified assets, and provides concessional financing to support green construction practices.

**Morocco Sustainable Energy Financing Facility (MorSEFF)**: The EBRD has set up the MorSEFF program to support investment in sustainable energy in the workplace. The credit line is deployed through national banks. The projects financed must generate 20% energy savings and 20% greenhouse gas reductions.

# Planning

## Is the national or local/state government able to mandate green initiatives via the planning/zoning regime (e.g., district heating systems on large developments)?

Yes, the national and local governments are able to mandate green initiatives through planning and zoning regimes. One such initiative is Law No. 47-09, which aims to increase efficiency in the use of energy resources to avoid waste, reduce energy costs on the national economy and enhance sustainable development. Specifically, this law requires all establishments, businesses and individuals to periodically conduct an energy audit. It also sets the minimum criteria for energy performances with regard to appliances and electoral equipment powered by gas, liquid or gaseous petroleum products.

Other examples of green initiatives mandated by the local authorities include the following:

Incorporating renewable energy requirements in new developments

Implementing building codes that require energy-efficient designs, materials and technologies

Designating areas for parks, green belts and other green spaces to enhance urban sustainability

Encouraging the development of green public transportation infrastructures

# Green Leases

## Are green leases or green lease provisions mandatory or optional? If mandatory, to whom do they apply? If optional, is there significant take up?

There is no requirement to include green leases or green lease provisions in a leasing agreement. While not mandatory, there is increasing interest in adopting green lease provisions among environmentally conscious businesses and international investors. However, it is more common for large corporations to take up green leasing options. For example, Maghrebail, a leasing subsidiary of BMCE (a major Moroccan Bank) has confirmed its support for green lending and climate-resilient technologies in a new partnership with the EBRD.

©Copyright © 2025 Baker & McKenzie. All rights reserved. **Ownership**: This documentation and content (Content) is a proprietary resource owned exclusively by Baker McKenzie (meaning Baker & McKenzie International and its member firms). The Content is protected under international copyright conventions. Use of this Content does not of itself create a contractual relationship, nor any attorney/client relationship, between Baker McKenzie and any person. **Non-reliance and exclusion**: All Content is for informational purposes only and may not reflect the most current legal and regulatory developments. All summaries of the laws, regulations and practice are subject to change. The Content is not offered as legal or professional advice for any specific matter. It is not intended to be a substitute for reference to (and compliance with) the detailed provisions of applicable laws, rules, regulations or forms. Legal advice should always be sought before taking any action or refraining from taking any action based on any Content. Baker McKenzie and the editors and the contributing authors do not guarantee the accuracy of the Content and expressly disclaim any and all liability to any person in respect of the consequences of anything done or permitted to be done or omitted to be done wholly or partly in reliance upon the whole or any part of the Content. The Content may contain links to external websites and external websites may link to the Content. Baker McKenzie is not responsible for the content or operation of any such external sites and disclaims all liability, howsoever occurring, in respect of the content or operation of any such external websites. **Attorney Advertising**: This Content may qualify as “Attorney Advertising” requiring notice in some jurisdictions. To the extent that this Content may qualify as Attorney Advertising, PRIOR RESULTS DO NOT GUARANTEE A SIMILAR OUTCOME. **Reproduction**: Reproduction or copying of the Content on this Site without express written authorization is strictly prohibited.