

Bucharest electricity policy

Utilities are usually established in all residences, except for the new buildings. If you intend to buy property, you will have to set up new accounts for your utilities and make sure the contracts of the former owner have been terminated and duly paid.

However, unlike in most EU countries, concluding new utility agreements under a rental agreements is more complicated and costly, as property titles are frequently requested by utility providers in order to establish a new contract. The most common situation is for the owner to keep the utility agreements, with the tenant being responsible for the payment of the invoices within the due date. In this case, you should ensure that the owner does not have any outstanding bills at the beginning of the contract, and request a reading of the gas, electricity and water meters when you move in.

Electricity is the only utility that is paid separately by each household. If you plan to rent out an apartment in a condominium or a block of flats, you should inquire if water and gas bills are payable separately or not.

The cost of all utilities combined can vary greatly, so it is recommended that before signing a rental agreement you review the previous year bills, as these can be a significant addition to the rent.

Heating in Romania is usually through gas. Traditionally, all households in Romania were branched to the central heating system in each city. However, because of inefficiencies and leakages, especially during the "90s, many households opted out and have their own boiler for heating and hot water. The leakages have mostly been solved, and new condominiums are usually branched to the city system, though there are some which have their own heating arrangements.

Depending on the whether the household is branched to a common heating system or not, the gas bill may come separately, if the house has its own boiler, or included in the general expenses (între?inere), which are computed by the building administrator and communicated monthly.

The gas market in Romania is currently a regulated competitive market, and there is no single supplier of gas. Each household who decides to opt out of the central system is free to choose its gas provider. A list of the gas providers in Romania is available on the National Authority for Energy Regulation page.

The gas rates vary between providers. Usually the gas bill during summertime is negligible, but can get to up to 100 euros during winter months for a 3-bedroom flat.

It is good to inquire about the construction date of the building. Newer buildings are usually more energy-efficient, use heating arrangements that minimize waste, and this is reflected especially in the winter time heating expenses.

The electricity market in Romania has also been liberalized a few years ago, with the state allowing the entrance of a variety of energy providers. The main electricity provider in Bucharest is Enel Muntenia. However, a full list of energy providers can be found on the National Authority for Energy Regulation website.

The bills are computed on an estimation and adjustment basis. The households pay a monthly subscription, based on an estimated consumption, and an adjustment bill comes periodically for the differences between the estimate and the actual consumption.

The water bill may come directly to the household, but most commonly it is included in the general expenses of the building (între?inere) calculated by the administration and communicated monthly, even if the apartment has water meters.

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