

Urban rehabilitation as an instrument for the revitalization of cities

IFRRU 2020 is a financial instrument designed to support investments in urban rehabilitation, in the whole Portuguese territory. IFRRU 2020 brings together various sources of funding to boost investment, both European funds from PORTUGAL 2020 and funds from other entities such as the European Investment Bank and the Council of Europe Development Bank, combining them with commercial banking resources.

Information and support:

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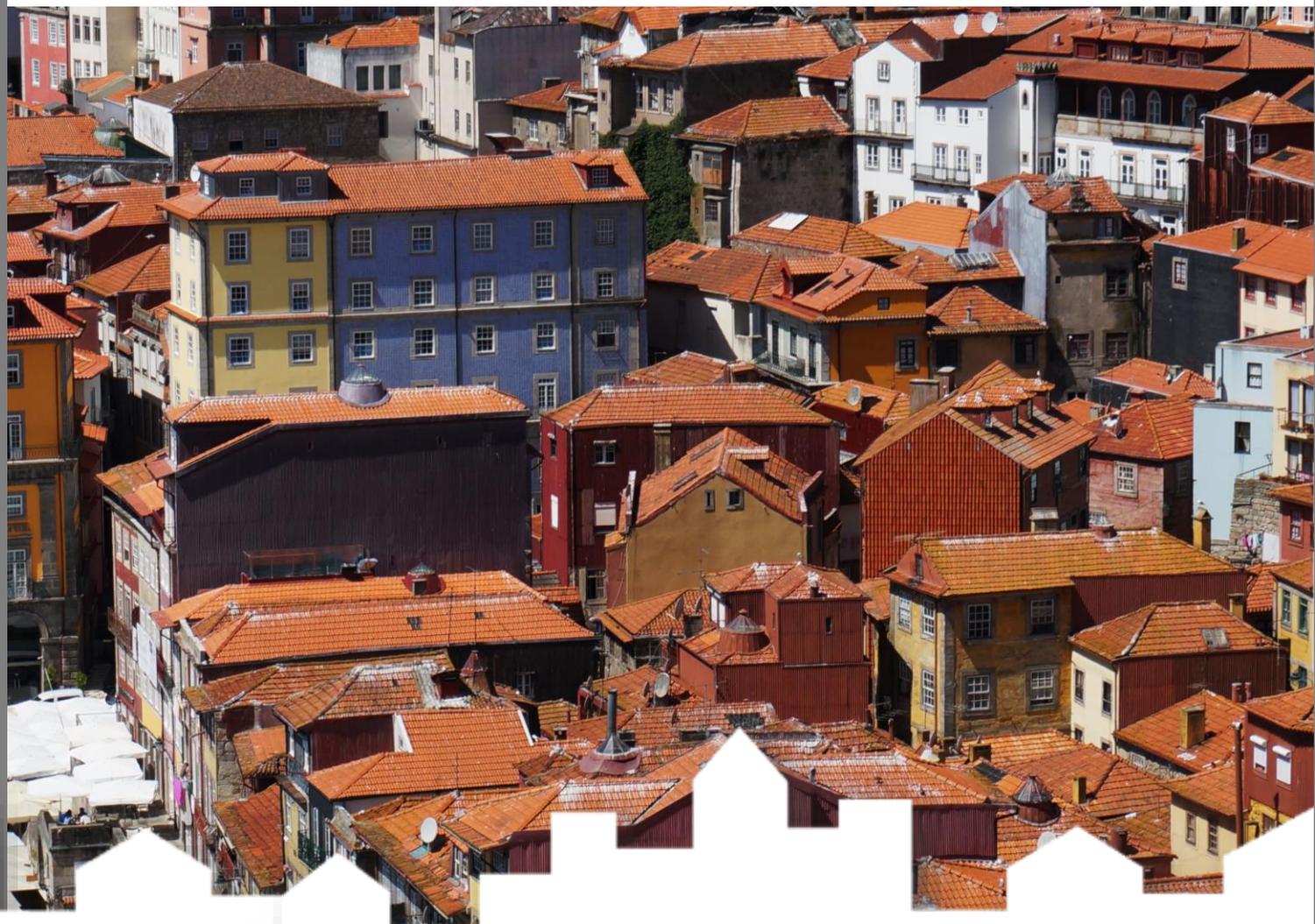
Web page

www.portaldahabitacao.pt/pt/portal/reabilitacao/ifrru/index.html



instrumento financeiro
reabilitação e revitalização urbanas

Co-financed by:



Who can apply?

Any entity, whether natural or collective person, public or private (including condominiums), with a title that gives her/it the power to carry out the intervention.

What are the types of support?

Support is provided through financial products of two types (not cumulative):

- > **Loans** - provided by the financial entities selected to manage IFRRU 2020 support, with maturities of up to 20 years, grace periods equivalent to the investment period + 6 months (max. 4 years), and interest rates below market rates
- > **Guarantees** - associated with loans provided by the same selected financial entities, for projects that do not have sufficient guarantee

Tax benefits already foreseen in the Portuguese law associated to the location and nature of the intervention may be also applicable, namely related to IMI, IMT and VAT.

What are the types of interventions that may be financed?

- > **Overall rehabilitation of buildings aged 30 years or more** (or in the case of younger buildings, with a conservation level of 2 or less, according to Decree-Law no. 266-B/2012, of 31st December)
- > **Rehabilitation of abandoned industrial spaces or units**
- > **Rehabilitation of private units integrated in an overall rehabilitation of a social housing building**

In the same funding application, IFRRU 2020 supports **energy efficiency** measures complementary to urban rehabilitation interventions.

The renovated buildings can be used for any purpose, such as **housing, economic activities and equipment for collective use.**

Which expenses are supported?

All expenses related to the urban rehabilitation intervention and the energy efficiency measures.

Where?

- > **If the building use is intended for housing:** must be located in the territory defined by the Municipality in a plan called **Plano de Ação de Regeneração Urbana** (that covers historic centres, riverside areas or abandoned industrial areas), or similar plan in the Portuguese autonomous regions
- > **If the building use is not intended for housing:** it has just to be located in an **Urban Rehabilitation Area (ARU)** delimited by the Municipality
- > **If it is a private unit integrated in a social housing building:** must be located in the area delimited by the Municipality in a plan called **Plano de Ação Integrado para as Comunidades Desfavorecidas**

How do I apply?

3 steps to prepare an application for financing:

1. Request for the **opinion of the Municipality** of the location of the property
2. **Energy Certificate** of the property before the intervention by an expert qualified by ADENE
3. Request for financing from the financial entity