

# ● Act Partially Amending the Act on Promoting the Dissemination of Long-Life Quality Housing for the Improvement of Housing Quality and the Establishment of a Smooth Trading Environment

Promulgated on May 28, 2021

## Background and Necessity

○ To popularize and establish a housing circulation system that allows high-quality housing to be passed down through multiple generations and contribute to the realization of a decarbonized society, it is necessary to promote the dissemination of long-life quality housing and to create a smooth housing trading environment (especially by strengthening dispute resolution functions).

## [Certification Record of Long-Life Quality Housing]

	On a stock basis (2009 - 2019)	On a newly construction basis (2019)
Total	<b>1.13 million units (2%)</b> *1	107,000 units (12%) *2
Detached houses	1.11 million units	106,000 units (25%) *2
Residential complexes	20,000 units	<b>1,000 units (0.2%)</b> *2

\*1 As a percentage of the total number of occupied stocks of **approximately 54 million housing units** (2018 Housing and Land Survey)

\*2 As a percentage of new housing starts overall

## Outline of the Act

### Promotion of the dissemination of long-life quality housing

(Amendments to the Act on Promoting the Dissemination of Long-Life Quality Housing and the Act on the Promotion of Housing Quality Assurance)

#### 1. Widening of the scope of certification

○ For residential complexes, the system is to be changed from one in which each unit owner individually obtains a certification to one in which the management association collectively obtains a certification (introduction of building certification) **<Budget-related>** (To be enforced within nine months from the date of promulgation)

\* In addition, standards for improving energy conservation performance will be revised. (Amendment of public notice)

○ Rationalization of certification criteria for residential complexes (amendment of public notice)

(Setting standards in consideration of the characteristics of rental housing)

○ Establishment of a system to certify existing high-quality housing as long-life quality housing

(To be enforced within one year and six months from the date of promulgation)

#### 2. Rationalization of certification procedures

○ Private institutions for housing performance evaluation are to conduct housing performance evaluations and confirm whether the housing meets the standards for long-life quality housing

(to be enforced within nine months from the date of promulgation)

#### 3. Response to frequent heavy rain disasters.

○ A criterion that takes the risk of disaster into consideration is to be added to certification criteria **<Budget-related>**

(Exclusion of Areas at Particularly High Risk of Disasters from Certification)

(To be enforced within 9 months from the date of promulgation)

#### (Certification criteria for long-life quality housing)



\* Preferential treatment under the current system  
▪ Tax and loan benefits  
▪ Subsidy programs available

<1> Conditions necessary for prolonging the life of a house

- Wear and tear countermeasures, and earthquake resistance, ease of maintenance and renewal, etc.

<3> Requirements for long-term use

- Submission of long-term superior housing maintenance plans

<2> Requirements for housing as social assets

- High-level energy conservation performance
- Basic barrier-free performance (Residential complexes only)

<4> Other necessary requirements

- Consideration for the living environment
- **Consideration for disaster preparedness (new provision)**
- Area of residence

### Strengthening of dispute resolution functions for existing housing (Amendments to the Act on the Promotion of Housing Quality Assurance and the Act on Assurance of Performance of Specified Housing Defect Warranty)

#### 4. Expansion of the housing dispute resolution system

○ Disputes regarding housings that have defect insurance for renovations, sales of existing homes, etc. are now included in the scope of housing dispute resolutions.

(To be enforced within one year and six months from the date of promulgation)

○ Granting a postponement of the expiration of the prescription period for a housing dispute resolution

(Effective from September 30, 2021)

(Number of telephone consultations regarding housing problems, etc.)

Renovation work

Approximately 3.6 times

2,279 cases (H22) ⇒ 8,238 cases (R1)

Sales of existing housing

Approximately 1.4 times

682 cases (H26) ⇒ 970 cases (R1)

#### 5. Strengthening the functions of the Housing Dispute Resolution Support Center

○ Collection, analysis, and utilization of defect information of housing by the Housing Dispute Resolution Support Center **<Budget-related>** (Effective from September 30, 2021)

<Other> Electronic notification procedures for housing developers for each reference date, etc.

\*Number of consultations received through the "Sumairu Dial" hotline of the Housing Renovation and Dispute Resolution Support Center

## Objectives and effects

Promote the circulation of existing high-quality housing by creating a high-quality housing stock and establishing a smooth housing transaction environment

(KPI) Stock of certified long-life quality housing: 1.13 million units (2019) ⇒ Approximately 2.5 million units (2030)

# ● 住宅の質の向上及び円滑な取引環境の整備のための 長期優良住宅の普及の促進に関する法律等の一部を改正する法律

令和3年5月28日公布

## 背景・必要性

- 多世代にわたり良質な住宅が引き継がれる住宅循環システムの普及・定着を図り、脱炭素社会の実現にも貢献していくため、長期優良住宅の普及促進と住宅の円滑な取引環境の整備(特に紛争処理機能の強化)が必要。

### 【長期優良住宅の認定実績】

	ストックベース (2009 - 2019)	新築ベース (2019)
合計	113万戸 (2%) <sup>※1</sup>	10.7万戸 (12%) <sup>※2</sup>
戸建住宅	111万戸	10.6万戸 (25%) <sup>※2</sup>
共同住宅	2万戸	0.1万戸 (0.2%) <sup>※2</sup>

※1 居住世帯のあるストック総数 約5,400万戸 (B30住宅土地統計調査) に占める割合

※2 新築住宅着工全体に占める割合

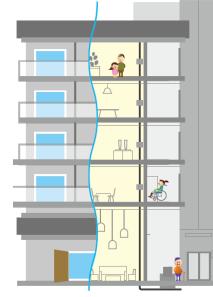
## 法律の概要

### 長期優良住宅の普及促進等 (長期優良住宅法・住宅品確法の改正)

#### ① 認定対象の拡大等

- 共同住宅について、区分所有者がそれぞれ認定を受ける仕組みから管理組合が一括して認定を受ける仕組みに変更 (住棟認定の導入) <予算関連>【公布後9ヶ月以内施行】  
※併せて、省エネルギー性能の向上のための基準の見直し【告示改正】
- 共同住宅の認定基準の合理化等【告示改正】  
(賃貸住宅の特性を踏まえた基準の設定等)
- 良質な既存住宅を長期優良住宅として認定する制度を創設  
【公布後1年6ヶ月以内施行】

#### 【長期優良住宅の認定基準】



※現行制度の優遇措置  
・税制、融資の優遇  
・補助制度の適用

#### ② 認定手続の合理化

- 住宅性能評価を行う民間機関が住宅性能評価と長期優良住宅の基準の確認を併せて実施【公布後9ヶ月以内施行】

①住宅の長寿命化の  
ために必要な条件

②社会的資産として  
求められる要件

・劣化対策、耐震性  
維持管理・更新容易性 等

・高水準の省エネルギー性能  
・基礎的なバリアフリー性能  
(共同住宅のみ)

③長く使っていく  
ために必要な要件

・維持保全計画の提出

④その他必要とされる  
要件

・住環境への配慮  
・災害への配慮 (新設)  
・住戸面積

#### ③ 頻発する豪雨災害等への対応

- 認定基準に災害リスクに配慮する基準を追加 <予算関連>  
(災害の危険性が特に高いエリアを認定対象から除外等)【公布後9ヶ月以内施行】

### 既存住宅に係る紛争処理機能の強化等 (住宅品確法・住宅瑕疵担保履行法の改正)

#### ④ 住宅紛争処理制度の拡充

- リフォーム、既存住宅売買等に関する瑕疵保険に加入した住宅に係る紛争を住宅紛争処理の対象に追加  
【公布後1年6ヶ月以内施行】

#### 【住宅のトラブル等に関する電話相談件数】

リフォーム

約3.6倍

2,279件 (H22) ⇒ 8,238件 (R1)

- 住宅紛争処理に時効の完成猶予効を付与  
【令和3年9月30日施行】

既存住宅売買

約1.4倍

682件 (H26) ⇒ 970件 (R1)

#### ⑤ 住宅紛争処理支援センターの機能強化

- 住宅紛争処理支援センターによる住宅の瑕疵情報の収集・分析と活用 <予算関連>【令和3年9月30日施行】

※(公財)住宅リフォーム・紛争処理支援センターの「住まいのダイヤル」で受け付けた相談件数

<その他>住宅事業者による基準日ごとの届出手続の電子化等

## 【目標・効果】

優良な住宅ストック形成、住宅の円滑な取引環境の整備を通じて、質の高い既存住宅の流通を促進

(KPI) 認定長期優良住宅のストック数 113万戸 (R1) ⇒ 約250万戸 (R12)