



# Energy Conservation & Disclosure Ordinance

## INFORMATION SHEET (RESIDENTIAL)

**February 2007** - The City of Austin and Austin Energy began addressing energy efficiency issues that would have future impact on servicing its customers and on the environment.

**November 2008** - The Austin City Council approved the 2009 Energy Efficiency Ordinance.

**June 1, 2009** - The ordinance will go into effect.

To review the full ordinance as well as residential, commercial details go to [www.austinenergy.com](http://www.austinenergy.com) and select the menu item - Energy Conservation Audit & Disclosure Ordinance

### What is required under the new ordinance?



Homeowners selling their homes in Austin will be required to obtain an energy audit and disclose the findings of that audit as part of their regular seller's disclosure notice.

### Who does it affect?



Austin residential owners who are selling their home and are serviced by Austin Energy.

### Who conducts the audits?



Energy audits will be conducted by professionals who have been certified by either the Residential Energy Services Network (RESNET) or the Building Performance Institute and who are registered with Austin Energy as approved contractors for this program. A list of registered professionals should be posted on the Austin Energy website by mid April. [www.austinenergy.com](http://www.austinenergy.com)

### When does the audit need to be completed?



The energy audit is required as part of the seller's disclosure, so it must be completed before the home sale closes. It is encouraged that homeowners seeking to increase their energy efficiency and save money on the high cost of utility bills to have an energy efficiency audit conducted before thinking of selling their homes. Early audits may help homeowners identify possible areas of improvements and could help prevent last minute scrambles should a homeowner decide to sell their property at a later date. A copy of the audit must be given to Austin Energy no later than 30 days after the sale of the home.

### How long do the audits last?



Each energy efficiency audit will be good for 10 years under the current ordinance rule.

### Are there any exemptions?



Yes, several. Properties in foreclosure or pre-foreclosure, subject to eminent domain, transactions between family members and properties under a court order, in probate proceedings or under decree of legal separation or dissolution of marriage are all exempt. In addition, properties that are fewer than 10 years old, manufactured homes designed for use without a permanent foundation and properties owned by participants in designated Austin Energy Electric Utility programs or buyers who agree in writing to participate in these programs within six months are also exempt.