



**HD3891 and SD1069: An Act relative to home energy efficiency**  
**Sponsored by Representative Adrian Madaro and Senator Eric Lesser**

An Act relative to home energy efficiency will help Massachusetts residents control their energy costs and greenhouse gas emissions by providing homebuyers with an energy performance score at the time of sale.

**Bill Summary:**

- Establishes Massachusetts as the national leader in energy efficiency information for home buyers by creating a standard “MPG-like” label that provides information about the relative energy efficiency of a home, similar to the “miles per gallon” label on vehicles.
- Requires home sellers to have an energy audit and disclose an energy performance score, at no cost to the seller, as part of the home sale transaction.

**What are the benefits of this bill?**

- **Protects Consumers, Especially Low and Moderate-Income Customers:** Energy costs are a significant expense for home owners, especially in New England. And yet, customers remain the dark when it comes to energy performance of their most important and significant purchase, their home. This provision provides consumers with important information, particularly for lower income buyers and sellers who often live in the least energy efficient homes with the highest utility costs.
- **Controls Energy Costs:** By placing a market value on energy efficiency, home buyers and sellers will have the information they need to make energy efficiency improvements to their homes and manage their energy costs. While the bill would not require either home sellers or buyers to make any energy efficiency upgrades, it would provide consumers with a means to compare similar properties based upon their relative efficiency.
- **Reduces Greenhouse Gas Emissions:** Energy efficiency measures in buildings are a cost-effective way to reduce greenhouse gas emissions. With residential properties comprising about 20 percent of the energy use for heating and electricity in New England, retrofits to residential buildings present a major opportunity for cost-effective savings.
- **Promotes Local Energy Service Jobs:** By promoting customer awareness of the value of energy efficiency to their properties, this statute will promote Massachusetts-based energy efficiency contractors and local construction jobs rather than send our energy dollars to out-of-state fossil fuel companies.
- **Demonstrates Leadership:** Cities like Portland OR, Austin TX, and Oakland CA have adopted similar requirements in their jurisdictions, but Massachusetts would be the first to enact such a provision on a state-wide basis.
- **Public Demand:** The MLS in Chicago already has the ability for homeowners to enter energy information, and in New Hampshire and Vermont, solar photovoltaic information can be included. In Chicago, homes that offered energy information (good or bad) sold an average of 20 or more days sooner.