

Truth in Sale of Housing Energy Disclosure Policy Frequently Asked Questions

How does this policy work?

Starting January 15, 2020, home energy data will now be collected during the required Truth in Sale of Housing (TISH) evaluation. This data will be used to create an Energy Disclosure Report that will be included in the City’s TISH report. The TISH report will continue to be displayed at all open houses and available to the public.

Why is the City of Minneapolis adding an energy disclosure report to the TISH process?

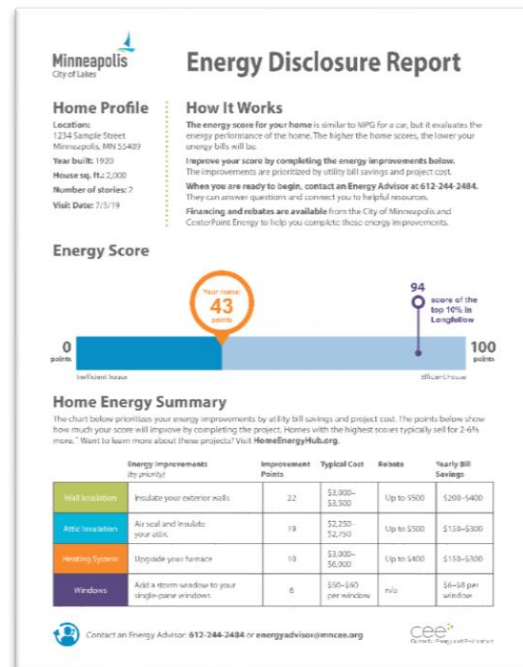
The energy performance of a home should be known before the home is purchased. The Energy Disclosure Report will provide this information through an energy score that rates the energy efficiency of the home on a scale of 0 to 100, with 100 being the most efficient. The report will also lay out a pathway for home buyers and sellers to improve the score.

What properties will be affected by this policy?

All 1-2 unit properties, townhomes, and first-time condo conversions will be required to collect energy data during the TISH evaluation.

What is included in the Energy Disclosure Report?

The Energy Disclosure Report includes an energy score that rates the home’s energy performance on a scale from 0 to 100, with 100 being the most efficient. This score evaluates the energy performance of four key areas of the home: attic insulation, wall insulation, heating system, and windows. The report will also include recommendations on how to improve these areas, which will be prioritized by the return on investment. The report will outline the average cost, energy bill savings, and utility rebate for each improvement, as well as the energy score increase from making that improvement.



Are there resources available to help me improve my home's energy score?

The City of Minneapolis Sustainability Division and CenterPoint Energy have several resources available to help Minneapolis residents complete home energy improvements. The Energy Advisor service is available to answer any questions residents or realtors have about the Energy Disclosure Report. Energy Advisors can also recommend trusted contractors for completing energy improvements, applicable utility rebates and programs, and competitive financing options, such as low or no interest loans. To contact an Energy Advisor, call 651-328-6225 or email energyadvisor@mncee.org.

Does this policy require any energy improvements?

No. This policy aims to inform residents and realtors about the energy performance of homes and the energy-savings opportunities that exist. There will be no required energy improvements.

What if I have already completed an energy audit with an energy score?

If you already have an audit report and score from Home Energy Squad, this can be used to meet the energy disclosure requirements. This means that the energy audit report must be on display at all open houses. If you do not wish for your TISH evaluator to collect the required energy data, you must show them a copy of your audit report and agree to utilize that report to meet the energy disclosure requirements. The audit will be valid for five years after it has been completed. If you have made energy efficiency improvements to the property, you may want to have another audit, or the TISH Energy Disclosure Report, completed to increase your score.

Where can I find the energy disclosure report for a home?

The Energy Disclosure Report will be included within the TISH report and can be found at the end of the report after the required repairs. The TISH report will be displayed at all open houses and can be found online through the City's Property Information webpage: <http://www.ci.minneapolis.mn.us/propertyinfo/index.htm>.

If you have trouble finding this report, you can ask your realtor about it, contact the Truth in Housing office (612-673-5840), or contact an Energy Advisor (651-328-6225).

Will my TISH evaluator drill a hole in my wall?

If your home was built before 1980, a small 2" hole will be drilled to determine the amount of insulation in the walls. This is common practice for energy audits and has been completed by Home Energy Squad in over 5,000 metro area homes. The TISH evaluator will find a discreet location that has an exterior facing wall, typically in a closet. Once the inspection is complete, the hole will be sealed with a plastic cap.

Will this report make it harder to sell older homes?

The rating system that is used in the Energy Disclosure Report was designed specifically for existing houses in Minneapolis, including older homes. This rating is designed so that every home can reach a score of 100 through cost-effective energy improvements. Sellers of older homes will now be able to convey the energy efficiency investments they have made, and buyers will have confidence in the energy efficiency enhancements made.

If you own a home in a Historic District, you can learn more about preserving the historic integrity of your home while raising your energy score with the City's Historic Preservation office (612-673-3000).

How will this policy affect the selling process? Will I need a separate energy visit before I list my house for sale?

No. You will not need to conduct a separate energy audit. The Energy Disclosure Report is included in the City's TISH program. For more information on the TISH program, visit www.minneapolismn.gov/ccs/ccs_tish.

What are the benefits of the Energy Disclosure Report?

The Energy Disclosure Report will provide several benefits:

- Homeowners and sellers will get information about the energy performance of their home and steps for how to improve it.
- Homebuyers and sellers will get information about the energy efficiency of the home, as well as which areas could be improved and how much energy improvements will cost.
- Energy efficiency investments made will now be visible through this report.

If I have a TISH evaluation done before January 15, 2020, will I be required to do an evaluation after January 15 as well?

No. Any TISH evaluation submitted prior to January 15, 2020 does not have to contain an Energy Disclosure Report and will be valid for two years. Any evaluations submitted on or after January 15, 2020 will require an Energy Disclosure Report.

Energy Disclosure Report

Home Profile

Location:
1234 Street, Unit 1
Minneapolis, MN 55555

Year built: 1912

House sq. ft.: 1,650

Number of stories: 1

Visit Date: 11/21/19

How it Works

The energy score for your home is similar to MPG for a car, but it evaluates the energy performance of the home. The higher the home scores, the lower your energy bills will be.

Improve your score by completing the energy improvements below. Homes with the highest scores typically sell for 2-6% more.**

When you are ready to begin, contact an Energy Advisor at 651-328-6225. They can answer questions and connect you to helpful resources.

Financing and rebates are available from the City of Minneapolis and CenterPoint Energy to help you complete these energy improvements.

Energy Score



Home Energy Summary

The energy improvements below are prioritized by utility bill savings and project cost. The points below show how much your score will improve by completing the project. Visit HomeEnergyHub.org to learn more about these projects.

	Energy Improvements <i>(by priority)</i>	Improvement Points	Typical Cost	Rebate	Yearly Bill Savings
Wall Insulation	Insulate your exterior walls	20	\$2,100– \$2,300	Up to \$500	\$200–\$400
Attic Insulation	Air seal and insulate your attic	16	\$1,900– \$2,200	Up to \$500	\$150–\$300
Heating System	Upgrade your furnace when it's 20 years old	13	\$3,500– \$6,000	Up to \$500	\$150–\$300
Windows	Add a storm window to your single-pane windows	2	\$50–\$60 per window	—	\$6–\$8 per window



Next Step:

Contact an Energy Advisor



Mike



Kat

651-328-6225 or
energyadvisor@mncee.org

An Energy Advisor can help:



Answer your questions



Connect you to financing and utility rebates



Refer you to trusted contractors

Energy Improvements *(by priority)*

Current Wall

R-Value: R-3

Recommended

R-Value: R-11

Wall Insulation

20 improvement points

Insulate your walls. Walls with little insulation are cold and drafty. Dense packing your walls with insulation will reduce home drafts and improve home comfort. This will also reduce energy waste and save money. Contact an Energy Advisor to learn more and get help with next steps.

Typical Cost:*

\$2,100–\$2,300

Yearly Bill Savings:*

\$200–\$400

Rebate Available:

Up to \$500

Current Attic

R-Value: R-15

Recommended

R-Value: R-50

Attic Insulation

16 improvement points

Air seal and insulate your attic to improve the comfort of your home. Air leaks allow air from inside your house to enter the attic, potentially causing comfort issues, ice dams and moisture issues. Sealing these leaks and adding insulation will improve your home's durability and save energy. Contact an Energy Advisor to learn more and get help with next steps.

Typical Cost:*

\$1,900–\$2,200

Yearly Bill Savings:*

\$150–\$300

Rebate Available:

Up to \$500

Type:

Forced Air Furnace

Venting:

Induced Draft

Age:

< 20 years old

Heating System

13 improvement points

When it's time to replace your furnace, choose a model that has an efficiency (AFUE) of at least 96% and an electronically commutated motor (ECM). Furnaces typically have a 20 year life. When your furnace is approaching this age, replace it before it stops working. When you replace it, contact an Energy Advisor for guidance. They'll ensure you upgrade to a modernized heating system that properly removes combustion gases and maximizes your energy savings.

Typical Cost:*

\$3,500–\$6,000

Yearly Bill Savings:*

\$150–\$300

Rebate Available:

Up to \$500

of single pane windows: 2

Windows

2 improvement points

Install a storm window on the exterior of single-pane windows to cost-effectively reduce your energy usage. Although generally not justified by the energy savings alone, you may also consider replacing single-pane windows with double-paned, high efficiency, ENERGY STAR rated windows.

Typical Cost:*

\$50–\$60 per window

Yearly Bill Savings:*

\$6–\$8 per window

Rebate Available:

n/a