
Quick Facts on the Energy Efficiency 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 this affect?

Homeowners with properties that lie within the Austin city limits and are serviced by Austin Energy are affected by the ordinance.

Who will conduct 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. We anticipate that a list of registered professionals will be posted on the Austin Energy Web site www.austinenergy.com by mid-April 2009.

When does the audit need to be completed?

The energy audit is required as a part of the seller's disclosure, so it must be completed before the home sale closes. Austin Energy and ABOR encourage 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 improvement and could help prevent last minute scrambles should a homeowner decide to sell his property at a later date.

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 properties subject to eminent domain, transactions between family members and properties under 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.

The Single Family Energy Audit Summary Report

For clarification of selected points about the ordinance and the process, the following items are offered to you:

- A. Definitions of**
- a. Residential – MLS uses the term residential for Single Family, Townhomes and Condos. The term Single Family as used by City Code-Austin Energy means 1 – 4 family dwellings
 - b. Multi-Family – TREC & MLS use this term for Duplex, tri-plex, 4-plex and these are exempt by TREC from requiring a seller's disclosure notice . The term Multi-Family as used by City Code-Austin Energy means 5 or more dwelling units (apartments) and requires an energy audit prior to sale.
- B. Condos are Exempt from the City Code for an energy audit.**
- C. 10 year calculation** --We have had a clarification from Austin Energy regarding the age of homes that are exempt. Homes that are 10 years or younger are exempt. This means that during the year 2009, any home that was built in 1998 or prior to 1998 requires an energy audit. Property built during 1999 or later is exempt this year.
- D. Refer to this website** for a complete up-to-date list of certified Austin Energy Auditors (>Find ECAD Auditors). These lists are updated every week or two (the latest list shows in the bottom right-hand corner of the web list shows "Updated 5/22/2009".
- In order to protect yourself, be sure the auditors (inspector) name is on this list prior to the energy audit:
- <http://www.austinenergy.com>. Under the SPOTLIGHT section located on right side of screen, click **Energy Conservation Audit and Disclosure (ECAD)**, Under the LINKS section located on right side of screen, click **Find ECAD Auditor**.
- Or
- <http://www.austinenergy.com/About%20Us/Environmental%20Initiative/s/ordinance/single-family.htm> and
- http://www.abor.com/about_abor/GreenRealEstate.cfm
- E.** The auditor will leave a copy of the "**Single Family Energy Audit Summary**" (9 pages Report) with the Seller upon completion of the audit. A copy of this SFEA Summary will be given to the buyer, usually attached to the Seller's Disclosure Notice or before the Option Period has expired. There is no certificate. The 9 page audit report is what the Seller will keep and use even if the audit was conducted long before the sale transaction.
- F.** Another source of information for the Energy Efficiency program is:
http://www.abor.com/gov_affairs/home.cfm



Energy Conservation Audit and Disclosure Ordinance

[Back to ECAD](#)

Audit Self Check

*** Required**

*** Customer Type:** Single Family

*** Utility Account Number:**
On the upper left-hand corner of your bill

*** Property ID:**
[I want to look up my Property ID>>](#)

Title: Mr.

*** First Name:**

*** Last Name:**

Property Address

*** Address 1:**

Address 2:

*** City:** Austin

*** State:** TX

*** ZIP:**

*** Please contact me by:**

Mail Email

*** Was your house built before 2000?** Yes No

*** Is your home a mobile home?** Yes No

*** Is this a transfer of title occurring under one of the following?** Yes No

- Foreclosure sale, Trustee's sale, or deed in lieu of foreclosure.
- Pre-Foreclosure sale.
- Exercise or threat of Eminent Domain.
- Transfer from one family member to another family member, without payment.
- Court order or probate proceedings.
- Decree of legal separation or dissolution of marriage, or property settlement agreement incidental to such a decree.

- * Have you participated in the Austin Energy Home Performance with Energy Star Program or an equivalent Austin Energy program since 2000?**
Yes No Don't Know
- * Have you participated in the Austin Energy Free Weatherization Program since 2000 ?**
Yes No Don't Know
- * Have you signed an agreement to participate in the Austin Energy Free Weatherization Program not later than six months after the time of sale?**
Yes No

*** I certify that the above statements are correct:**

Submit