

By: Strama

H.B. No. 3070

A BILL TO BE ENTITLED

AN ACT

relating to a study of methods for increasing the availability of certain information on energy efficiency of certain residential property.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 2305, Government Code, is amended by adding Subchapter F to read as follows:

SUBCHAPTER F. RESIDENTIAL ENERGY EFFICIENCY STUDY

Sec. 2305.101. DEFINITIONS. In this subchapter:

(1) "Residential real property" means a detached one-family or two-family dwelling.

(2) "Energy efficiency mortgage" means a mortgage that provides financing incentives:

(A) for the purchase of energy efficient residential real property; or

(B) for energy efficiency improvements to existing residential housing by incorporating the cost of the improvements into the mortgage.

Sec. 2305.102. STUDY REGARDING ENERGY EFFICIENCY INFORMATION ON RESIDENTIAL REAL PROPERTY. (a) The energy office shall conduct a study to examine methods for introducing information into the marketplace about the energy efficiency of residential real property.

(b) The energy office shall establish an advisory committee

1 to direct the focus of the study. The advisory committee shall be
2 composed of state and local agencies involved in residential
3 housing programs, builders, building code organizations, energy
4 efficiency organizations, utilities, real estate agents, lenders,
5 agencies in mortgage markets, and representatives from any other
6 appropriate industries or other interested members of the public,
7 as determined by the energy office.

8 (c) The study shall consider, at a minimum:

9 (1) the establishment of standards for rating the
10 energy efficiency of new and existing residential real property,
11 and for providing information reflecting how that rating would
12 change if certain recommended improvements were made;

13 (2) the establishment of procedures to ensure that new
14 and existing residential real properties can receive an energy
15 efficiency rating in the six months before the time of sale, and
16 that the rating is communicated to potential buyers;

17 (3) possible methods for creating incentives for the
18 growth and development of the market for home energy ratings;

19 (4) the inclusion of a field for all residential real
20 property listings for certain energy efficiency information,
21 including;

22 (A) past utility bills;

23 (B) an energy efficiency rating;

24 (5) possible methods for delivering energy efficiency
25 mortgages to the buyers of properties that meet a minimum standard
26 for energy efficiency; and

27 (6) creating public awareness of the energy efficiency

1 rating system and the availability of energy efficiency mortgages.

2 (d) The study shall address the question of whether or not
3 introducing information into the marketplace about the energy
4 efficiency of residential real property through whatever methods
5 the advisory committee and the energy office find most promising is
6 likely to increase the average energy efficiency of residential
7 real property in this State.

8 (e) To obtain information to conduct the study, the advisory
9 committee or the energy office may contract with appropriate
10 organizations, public or private institutions of higher education,
11 and other appropriate entities. All state agencies, boards,
12 commissions, and institutions of higher education shall comply with
13 requests from the energy office for information or assistance in
14 conducting this study.

15 (f) The energy office shall report to the governor, the
16 lieutenant governor, and the speaker of the house of
17 representatives on the study and its results not later than October
18 1, 2008.

19 SECTION 2. This Act takes effect September 1, 2007.