

1-1 By: Strama, et al. (Senate Sponsor - Watson) H.B. No. 3070
1-2 (In the Senate - Received from the House May 9, 2007;
1-3 May 10, 2007, read first time and referred to Committee on Natural
1-4 Resources; May 18, 2007, reported favorably by the following vote:
1-5 Yeas 11, Nays 0; May 18, 2007, sent to printer.)

1-6 A BILL TO BE ENTITLED
1-7 AN ACT

1-8 relating to a study of methods for increasing the availability of
1-9 certain information on energy efficiency of certain residential
1-10 property.

1-11 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-12 SECTION 1. Chapter 2305, Government Code, is amended by
1-13 adding Subchapter F to read as follows:

1-14 SUBCHAPTER F. RESIDENTIAL ENERGY EFFICIENCY STUDY

1-15 Sec. 2305.101. DEFINITIONS. In this subchapter:

1-16 (1) "Residential real property" means a detached
1-17 one-family or two-family dwelling.

1-18 (2) "Energy efficiency mortgage" means a mortgage that
1-19 provides financing incentives for:

1-20 (A) the purchase of energy efficient residential
1-21 real property; or

1-22 (B) energy efficiency improvements to existing
1-23 residential housing by incorporating the cost of the improvements
1-24 into the mortgage.

1-25 Sec. 2305.102. STUDY: METHODS FOR PROVIDING ENERGY
1-26 EFFICIENCY INFORMATION FOR RESIDENTIAL REAL PROPERTY. (a) The
1-27 energy office shall conduct a study to examine methods for
1-28 introducing information into the residential real property
1-29 marketplace regarding energy efficiency of residential real
1-30 property.

1-31 (b) The energy office shall establish an advisory committee
1-32 to direct the focus of the study. The advisory committee shall be
1-33 composed of:

1-34 (1) state and local government agencies involved in
1-35 residential housing programs;

1-36 (2) builders;

1-37 (3) organizations that develop and adopt uniform
1-38 building codes;

1-39 (4) organizations that study and develop techniques
1-40 and standards to enhance energy efficiency;

1-41 (5) utilities;

1-42 (6) real estate agents;

1-43 (7) mortgage lenders;

1-44 (8) financial agencies involved in mortgage markets;

1-45 and

1-46 (9) representatives from any other appropriate
1-47 industry or other interested members of the public, as determined
1-48 by the energy office.

1-49 (c) The study shall consider, at a minimum:

1-50 (1) establishing standards for rating the energy
1-51 efficiency of new and existing residential real property, and
1-52 providing information that reflects the manner in which that rating
1-53 would change if certain recommended improvements were made;

1-54 (2) establishing procedures to ensure that new and
1-55 existing residential real properties can receive an energy
1-56 efficiency rating in the six months before the time of sale and that
1-57 any rating performed may be communicated to potential buyers;

1-58 (3) possible methods for creating incentives for the
1-59 growth and development of the market for home energy ratings;

1-60 (4) including a dedicated field in residential real
1-61 property listings to allow for the provision of certain information
1-62 regarding the energy efficiency of the residence, including:

1-63 (A) past utility bills; or

1-64 (B) an energy efficiency rating;

