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Strama, et al. (Senate Sponsor - Watson) H.B. No. 3070 (In the Senate - Received from the House May 9, 2007;
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        May 10, 2007, read first time and referred to Committee on Natural
        Resources; May 18, 2007, reported favorably by the following vote: Yeas 11, Nays 0; May 18, 2007, sent to printer.)
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                                  A BILL TO BE ENTITLED
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                                           AN ACT
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        relating to a study of methods for increasing the availability of
        certain information on energy efficiency of certain residential
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        property.
               BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
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               SECTION 1. Chapter 2305, Government Code, is amended by
        adding Subchapter F to read as follows:
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                 SUBCHAPTER F. RESIDENTIAL ENERGY EFFICIENCY STUDY c. 2305.101. DEFINITIONS. In this subchapter:

(1) "Residential real property" means a
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                                                                           detached
        one-family or two-family dwelling.
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                     (2) "Energy efficiency mortgage" means a mortgage that
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        provides financing incentives for:
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                                 the purchase of energy efficient residential
                            (A)
        real property; or
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                            (B)
                                 energy efficiency improvements to existing
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        residential housing by incorporating the cost of the improvements
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        into the mortgage.
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        Sec. 2305.102. STUDY: METHODS FOR PROVIDING EFFICIENCY INFORMATION FOR RESIDENTIAL REAL PROPERTY.
                                                               PROVIDING
                                                                              ENERGY
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                                                                                 The
                                                                           (a)
        energy office shall conduct a study to examine methods for
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        introducing information into the residential real
                                                                           property
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                                             efficiency of residential
        marketplace regarding energy
        property.
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               (b)
                     The energy office shall establish an advisory committee
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        to direct the focus of the study. The advisory committee shall be
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        composed of:
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                     (1)
                           state and local government agencies involved in
                     housing programs;
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        residential
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                      (2)
                           builders;
                     (3)
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                           organizations that develop and adopt uniform
        building codes;
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                     (4)
                           organizations that study and develop techniques
        and standards to enhance energy efficiency;
(5) utilities;
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                           u<u>tilities;</u>
                           real estate agents;
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                     (6)
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                     (7)
                           mortgage lenders;
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                           financial agencies involved in mortgage markets;
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        and
                     (9)
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                           representatives
                                                from
                                                              other
                                                        any
                                                                       appropriate
        industry or other interested members of the public, as determined
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        by the energy office.
                     The study shall consider, at a minimum:

(1) establishing standards for rating the energy of new and existing residential real property, and
               (c)
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        efficiency
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        providing information that reflects the manner in which that rating
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        would change if certain recommended improvements were made;
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                     (2) establishing procedures to ensure that new and
        existing residential real properties can receive an energy efficiency rating in the six months before the time of sale and that
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        any rating performed may be communicated to potential buyers;
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                     (3) possible methods for creating incentives for the
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        growth and development of the market for home energy ratings;
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                     (4) including a dedicated field in residential
        property listings to allow for the provision of certain information
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        regarding the energy efficiency of the residence, including:
                            (A) past utility bills; or
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H.B. No. 3070

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(B)

an energy efficiency rating;

H.B. No. 3070

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

(6) creating public awareness of the energy efficiency rating system and the availability of energy efficiency mortgages.

(d) The study must:

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- (1) address the question of whether introducing information into the marketplace regarding energy efficiency of residential real property through the method the advisory committee and the energy office determine most promising is likely to increase the average energy efficiency of residential real property in this state; and
- (2) specify any statutory changes the advisory committee and the energy office determine are necessary to achieve a particular result.
- (e) To obtain information to conduct the study, the advisory committee or the energy office may contract with appropriate organizations, public or private institutions of higher education, and any other appropriate entities. State agencies, boards, and commissions and institutions of higher education shall comply with requests from the energy office for information or assistance in conducting the study.
- (f) The energy office shall report to the governor, the lieutenant governor, and the speaker of the house of representatives on the study and its results not later than October 1, 2008.
- Sec. 2305.103. EXPIRATION. This subchapter expires August 31, 2009.

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

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