

# Energy Transparency for Home Renters

**Coalition for Energy Transparency:** City of New Haven, Conservation Law Foundation, CT Green Building Council, CT Roundtable for Climate and Jobs, Neighborhood Housing Services of New Haven, Operation Fuel, People's Action for Clean Energy (PACE), Sierra Club. Updated 2/22/2023.



**Contacts:** Gannon Long, Operation Fuel, 860-837-0317, [gannon@operationfuel.org](mailto:gannon@operationfuel.org)  
Melissa Kops, CT Green Building Council, 203-824-5001, [melissa@ctgbc.org](mailto:melissa@ctgbc.org)

## CURRENT CHALLENGE

CT residents seeking to rent a home can't predict their total expenses without understanding energy use and costs. *An apartment renting for \$900 a month may actually cost the tenant closer to \$1200-1300 a month, with utilities.* Imagine leasing a car without the dealer disclosing miles per gallon!

Without accurate housing cost estimates, renters are more likely to become housing insecure. Unaffordable utility bills and debt can also lead to health challenges.

## OUR SOLUTION

*Tell prospective tenants how energy efficient the residence is.*

- Disclose energy efficiency of home to prospective tenants who submit an application.
- Develop standardized platform for disclosing energy efficiency using energy scores from Energy Star, the U.S. Department of Energy (DOE), Home Energy Rating System (HERS), Northeast Energy Efficiency Partnership (NEEP), and/or other sources.
- Scores can be shared in red/ yellow/ green, A-F grades, estimated energy costs, or another scale that is readily understood by consumers.

*How?*

- Phase the requirements in so property owners have time to adjust.
- Require voluntary, then mandatory compliance; statewide enforcement to follow.
- Energy scores are already standard for Energize CT Home Energy Solutions (HES) energy audits.
- Provide trainings to property owners, rental companies, and real estate community for seamless integration in home rental process.
- In 2023, Governor Lamont proposed [979, An Act Promoting Energy Affordability, Energy Efficiency, and Green Cities](#); a public hearing at the Environment Committee is scheduled 2/27/23.

## BENEFITS

- Affordable, predictable housing and utility costs *keep CT residents in their homes*. Renters and property owners both benefit from housing stability.
- Transparency incentivizes property owners to improve their homes' energy use, saving money for consumers, and reducing greenhouse gas emissions as required by CT statute.
- Energy transparency enables property owners to capture the value of energy efficiency investments.
- Energy efficiency saves consumers money and increases comfort and resiliency.

## REFERENCES

Energy Justice & Health in a Changing Climate, July 2022. [https://ysph.yale.edu/yale-center-on-climate-change-and-health/policy-and-public-health-practice/energy%20justice%20in%20ct%20report\\_443325\\_48542\\_v1.pdf](https://ysph.yale.edu/yale-center-on-climate-change-and-health/policy-and-public-health-practice/energy%20justice%20in%20ct%20report_443325_48542_v1.pdf)

Energy Transparency: Using Home Energy Labels to Make Smarter Decisions. CT Green Building Council, Energy News Network, PACE. October 2022. <https://pacecleanenergy.org/cten-oct22/>