



122nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2005

Legislative Document

No. 1098

H.P. 751

House of Representatives, March 1, 2005

Resolve, To Establish Energy Standards for Residential Rental Properties

Reference to the Committee on Utilities and Energy suggested and ordered printed.

Millicent M. Mag Jailand

MILLICENT M. MacFARLAND Clerk

Presented by Representative EDER of Portland. Cosponsored by Senator STRIMLING of Cumberland and Representatives: DAVIS of Falmouth, DUDLEY of Portland.

Sec. 1. Establishment of energy standards for residential rental 2 properties. Resolved: That the Public Utilities Commission shall study energy standards for existing and new construction of residential rental properties and shall report to the Joint 4 Standing Committee on Utilities and Energy by January 1, 2006 6 regarding the study and the recommendations of the commission. The commission shall include recommended legislation. The report 8 must include proposed energy efficiency standards for residential rental properties that are occupied year-round. The standards must require existing residential rental properties that do not 10meet the energy efficiency standards to meet those standards by January 1, 2010 or within 90 days of sale, whichever occurs 12 first. The standards must include the following requirements:

Compliance with any mandatory standards for residential
 construction pursuant to the Maine Revised Statutes and any other
 applicable building code;

- Insulation to a minimum of R-38 value in the attic,
 cavity walls insulated to capacity unless exempt because of a building characteristic, insulated heat and hot water pipes and
 double-glazed windows;
- 24

14

18

- 3. Energy Star ratings on all new appliances if available;
- 26
- 4. A high-efficiency oil burner if oil heat is used; and
- 28 5. An assessment of existing financing mechanisms for low-income landlords.
- 30

The standards must include a penalty of 1% of market value or twice the amount of monthly rent for each year or part thereof that a building is out of compliance after the date that the energy efficiency standards apply. The standards must specify the agency responsible for enforcement and must make the penalty payable to the General Fund.

- 38 The commission shall consider and may suggest optional standards for basement insulation, storm windows with 40 low-emissivity glass and wastewater heat recovery.
- 42

44

SUMMARY

This resolve requires the Public Utilities Commission to 46 study energy standards for existing and new construction of residential rental properties and report to the Joint Standing 48 Committee on Utilities and Energy by January 1, 2006 regarding the study and recommendations. The report must include proposed energy efficiency standards for residential rental properties
that are occupied year-round. The standards must require
existing residential rental properties that do not meet the
energy efficiency standards to meet those standards by January 1,
2010 or within 90 days of sale, whichever occurs first.