

MAINE STATE LEGISLATURE

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122nd MAINE LEGISLATURE

SECOND REGULAR SESSION-2006

Legislative Document

No. 2074

H.P. 1468

House of Representatives, March 16, 2006

An Act Regarding Energy Efficiency Standards for Residential Rental Properties

Reported by Representative BLISS of South Portland for the Joint Standing Committee on Utilities and Energy pursuant to Resolve 2005, chapter 109, section 4.

Millicent M. MacFarland
MILLICENT M. MacFARLAND
Clerk

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 14 MRSA §6030-C** is enacted to read:

3 **§6030-C. Residential energy efficiency disclosure statement**

4 **1. Energy efficiency disclosure.** A landlord or other lessor of residential property
5 that will be used by a tenant or lessee as a primary residence shall provide to potential
6 tenants or lessees a residential energy efficiency disclosure statement in accordance with
7 Title 35-A, section 10006, subsection 1 that includes, but is not limited to, information
8 about the energy efficiency of the property.

9 **2. Provision of statement.** A landlord or other lessor shall provide the residential
10 energy efficiency disclosure statement required under subsection 1 in accordance with
11 this subsection. The landlord or lessor shall provide the statement to any person who
12 requests the statement in person and shall post the statement in a prominent location in a
13 property that is being offered for rent or lease. Before a tenant or lessee enters into a
14 contract or pays a deposit to rent or lease a property, the landlord or lessor shall provide
15 the statement to the tenant or lessee, obtain the tenant's or lessee's signature on the
16 statement and sign the statement. The landlord or lessor shall retain the signed statement
17 for a minimum of 7 years.

18 **Sec. 2. 35-A MRSA §10006** is enacted to read:

19 **§10006. Energy efficiency of rental properties**

20 **1. Residential energy efficiency disclosure statement.** The commission and the
21 Maine State Housing Authority shall prepare a residential energy efficiency disclosure
22 statement form for landlords and other lessors of residential properties to use to disclose
23 to tenants and lessees information about the energy efficiency of the property in order to
24 comply with Title 14, section 6030-C. The commission and the Maine State Housing
25 Authority shall post and maintain the statement required by this subsection on the Internet
26 in a format that is easily accessible by the public.

27 **2. Suggested energy efficiency standards.** The commission and the Maine State
28 Housing Authority shall prepare suggested energy efficiency standards for landlords and
29 other lessors of residential property that is used by the tenant or lessee as a primary
30 residence. The commission and the Maine State Housing Authority shall post and
31 maintain the standards required by this subsection on the Internet in a format that is easily
32 accessible by the public.

33 **Sec. 3. Report.** The Public Utilities Commission shall prepare and submit a report
34 to the joint standing committee of the Legislature having jurisdiction over utilities and
35 energy matters before January 1, 2008 that provides the commission's assessment of
36 whether the requirements of the Maine Revised Statutes, Title 14, section 6030-C are
37 achieving the purposes of informing prospective tenants of the energy efficiency
38 characteristics of residential properties used as primary residences. The commission also
39 shall include in its report an assessment of whether the form that the commission and the
40 Maine State Housing Authority submitted on January 31, 2006 to the Joint Standing
41 Committee on Utilities and Energy as part of its report pursuant to Resolve 2005, chapter
42 109 and that, with changes suggested by the committee, will be used as the disclosure

1 statement under Title 35-A, section 10006, subsection 1, requires adjustments to achieve
2 the purposes of Title 14, section 6030-C.

3 **SUMMARY**

4 This bill, reported by the Joint Standing Committee on Utilities and Energy pursuant
5 to Resolve 2005, chapter 109, section 4, does the following:

6 1. It requires landlords of residential property that will be used by tenants as a
7 primary residence to provide to the tenants an energy efficiency disclosure statement for
8 the property and directs the Public Utilities Commission and the Maine State Housing
9 Authority to prepare and distribute an energy efficiency disclosure statement form for
10 landlords to use;

11 2. It directs the Public Utilities Commission and the Maine State Housing Authority
12 to develop suggested energy efficiency standards for residential property used by tenants
13 as their primary residence; and

14 3. It requires the Public Utilities Commission to submit to the joint standing
15 committee of the Legislature having jurisdiction over utilities and energy matters before
16 January 1, 2008 the commission's assessment of the effectiveness of the energy disclosure
17 statement in meeting the purposes of the law.

FISCAL NOTE REQUIRED
(See attached)



Approved: 03/13/06 *MAC*

122nd MAINE LEGISLATURE

LD 2074

LR 3180(01)

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Fiscal Note for Committee Bill
Committee: Utilities and Energy
Fiscal Note Required: Yes

Fiscal Note

Minor cost increase - Other Special Revenue Funds

Fiscal Detail and Notes

The additional costs associated with this legislation can be absorbed by the Public Utilities Commission and the Maine State Housing Authority utilizing existing budgeted resources.