

# MAINE STATE LEGISLATURE

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# 131st MAINE LEGISLATURE

## FIRST REGULAR SESSION-2023

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Legislative Document

No. 1101

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H.P. 696

House of Representatives, March 9, 2023

### **An Act to Support Lower Home Energy Costs by Establishing a Home Energy Scoring System**

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

A handwritten signature in cursive script that reads "R B. Hunt".

ROBERT B. HUNT  
Clerk

Presented by Representative MILLETT of Cape Elizabeth.  
Cosponsored by Senator LAWRENCE of York and  
Representatives: BELL of Yarmouth, DOUDERA of Camden, GEIGER of Rockland, GERE  
of Kennebunkport, ZEIGLER of Montville, Senator: GROHOSKI of Hancock.

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

2 **Sec. 1. 35-A MRSA §10130** is enacted to read:

3 **§10130. Home energy score; home energy audit requirements**

4 The trust shall establish a home energy scoring system in accordance with this section  
5 for residential buildings for the purpose of evaluating a building's energy efficiency and  
6 relative greenhouse gas emissions. This section governs the development of the home  
7 energy score and home energy audit requirements.

8 **1. Home energy audit requirements.** A home energy audit must be conducted by an  
9 energy auditor that meets the requirements of section 10114. An energy auditor must  
10 provide a written report of the home energy audit to the requestor of the home energy audit.  
11 The report must include the building's home energy score.

12 **2. Violations.** Penalties may be issued by the trust against an individual who:

13 A. Conducts or offers to conduct a home energy audit without meeting the requirements  
14 of section 10114; or

15 B. Impersonates an energy auditor.

16 **3. Uses of home energy score.** A home energy score provided under subsection 1 may  
17 be used in accordance with the following:

18 A. A county or municipality may promote or administer home energy audits;

19 B. A county or municipality may require a home energy score at the time a residential  
20 building is advertised for sale; or

21 C. The trust may require a home energy score for an individual to be eligible to receive  
22 financial rebates or other incentives for energy efficiency improvements under  
23 programs administered by the trust.

24 **4. Rules.** The trust shall adopt rules to implement this section, including but not  
25 limited to:

26 A. Rules establishing a home energy scoring system required under this section in  
27 accordance with this paragraph. The home energy score must be consistent with the  
28 United States Department of Energy asset-based home energy score in order to measure  
29 the performance of the building and not the number or behavior of occupants of the  
30 building;

31 B. Rules relating to the report required under subsection 1, including:

32 (1) The time period an energy auditor has to provide a report of a home energy  
33 audit to the requestor of the audit; and

34 (2) Information required to be contained in the report of a home energy audit,  
35 including the following depicted through graphics:

36 (a) Home energy score on a scale of one to 10, with 10 being the best score;

37 (b) Amount of estimated energy use by fuel type per year;

38 (c) Unit prices by fuel type used to calculate the estimated energy costs;

39 (d) Estimated annual cost of energy by fuel type;

- 1                    (e) Estimate of current greenhouse gas emissions in carbon dioxide equivalent
- 2                    tons per year on a scale of zero to 15;
- 3                    (f) Itemized recommendations for energy saving improvement in order of
- 4                    priority, for which a priority energy saving improvement has an expected full
- 5                    economic recoupment in no more than 10 years;
- 6                    (g) Recommendations for energy saving improvement, such as improving
- 7                    insulation to windows, walls, roofs, attics and floors;
- 8                    (h) Estimated home energy score, estimated energy savings in dollars per year
- 9                    and estimated carbon reduction in percent per year after priority energy saving
- 10                   improvement are implemented;
- 11                   (i) Amount of renewable energy generated by the residential building;
- 12                   (j) Name and contact information of the energy auditor, the energy auditor's
- 13                   employer and the energy auditor's certificate number;
- 14                   (k) Date of the home energy audit and date of the expiration of the home energy
- 15                   score;
- 16                   (l) Address of the residential building audited, the floor area in square feet and
- 17                   the year the building was constructed;
- 18                   (m) A statement indicating that the report meets state standards for home
- 19                   energy audits;
- 20                   (n) A list of other energy efficiency-related certifications for which the
- 21                   residential building is qualified; and
- 22                   (o) A list of applicable rebates or other incentives to achieve greater energy
- 23                   efficiency;

- 24                   C. Rules establishing penalties for violations described in subsection 2; and
- 25                   D. Requirements for an energy auditor to report to the trust home energy scores and
- 26                   requirements for the establishment and maintenance of a database maintained by the
- 27                   trust.

28                   Rules adopted pursuant to this subsection are routine technical rules as defined in Title 5,

29                   chapter 375, subchapter 2-A.

30                   **Sec. 2. Efficiency Maine Trust to adopt rules.** The Efficiency Maine Trust shall,

31                   no later than December 31, 2024, adopt rules required in the Maine Revised Statutes, Title

32                   35-A, section 10130, subsection 4.

33                   **SUMMARY**

34                   This bill directs the Efficiency Maine Trust to establish a home energy scoring system

35                   for residential buildings for the purpose of evaluating a building's energy efficiency and

36                   relative greenhouse gas emissions. The bill also provides requirements relating to home

37                   energy audits.