



AustinENERGY

Ordinance Overview

The Energy Conservation Audit and Disclosure (ECAD) ordinance requires energy audits and disclosures for all homes and buildings which are served by Austin Energy and located within Austin city limits.

ECAD promotes energy efficiency by identifying potential energy-saving improvements in homes, businesses, and multifamily properties. Improving energy efficiency in your home or business can:

- Make your home or business more comfortable
- Increase the value and marketability of your property
- Improve indoor air quality
- Save money and energy

Energy auditing requirements and exemptions:
www.austinenenergy.com/go/ecad

What is required under the ordinance?

Homeowners selling their homes in Austin will be required to obtain an energy audit and to disclose the findings of that audit as part of their regular seller's disclosure notice.

Who does it affect?

Homeowners with properties that lie within the Austin city limits and are serviced by Austin Energy.

Who will conduct the audits?

Energy audits will be conducted by professionals who have been certified by either the Residential Energy Services Network (RESNET) or the Building Performance Institute and who are registered with Austin Energy as approved contractors for this program. A list of registered professionals should be posted on www.austinenenergy.com

When does the audit need to be completed?

Sellers of single-family homes 10 years old or older disclose the results of a required energy audit to potential home buyers. It is encouraged that homeowners seeking to increase their energy efficiency and save money on the high cost of utility bills to have an energy efficiency audit conducted before thinking of selling their homes. Early audits may help homeowners identify possible areas of improvement and could help prevent last minute scrambles should a homeowner decide to sell their property at a later date.

How long do the audits last?

Each energy efficiency audit will be good for 10 years under the current ordinance rule.

Exemptions

- Is less than 10 years old at the time of sale
- Has participated in the Austin Energy Home Performance with ENERGY STAR® program, or an equivalent Austin Energy program not more than ten years before the time of sale and either received at least three energy efficiency improvements or a total of \$500 in rebates through Austin Energy residential energy efficiency programs. These improvements include: increasing attic insulation to R38; installing solar screens, solar film, or low-E windows; adding radiant barriers in the attic; replacing or insulating ducts; reducing air infiltration and sealing ducts; and installing new qualifying HVAC systems.
- Has received energy efficiency improvements through the Austin Energy Free Home Improvements program within 10 years before the sale. (Austin Energy offers free home-energy improvements only to customers with low-to-moderate incomes.)

Exemptions cont.

- Is manufactured housing (a mobile home) built on a permanent chassis and designed for use without a permanent foundation.
- Changes ownership and the transfer of the title occurs under one of the following:
- Foreclosure sale, trustee's sale, or deed in lieu of foreclosure
- Pre-foreclosure sale, in which the seller reached an agreement with the mortgage holder to sell the property for an amount less than the amount owed on the mortgage
- Threat or exercise of eminent domain
- Gift from one family member to another family member without consideration
- Court order or probate proceedings
- Decree of legal separation or dissolution of marriage or property settlement agreement incidental to such a decree