



Austin Energy Efficiency Ordinance Overview

The ordinance takes effect June 1, 2009.

The Austin City Council approved the Energy Conservation Audit and Disclosure Ordinance to improve the energy efficiency of homes and buildings in the City of Austin that receive electricity from Austin Energy.

Improving energy efficiency can help reduce your electric bills, whether you own a home, multifamily property, or a commercial building. The ordinance also will help meet one of the goals of the Austin Climate Protection Plan—offsetting 700 megawatts of peak energy demand by 2020 and reducing the carbon footprint of the Austin community.

Quick Facts:

What is required under the new 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 the Austin Energy website, www.austinenergy.com, by Mid-April.

When does the audit need to be completed?

The energy audit is required as a part of the seller's disclosure, so it must be completed before the home sale closes. 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.

Are there any exemptions?

Yes, several. Properties in foreclosure or pre-foreclosure, subject to eminent domain, transactions between family members and properties under a court order, in probate proceedings or under decree of legal separation or dissolution of marriage are all exempt. In addition, properties that are fewer than 10 years old, manufactured homes designed for use without a permanent foundation and properties owned by participants in designated Austin Energy Electric Utility programs or buyers who agree in writing to participate in these programs within six months are also exempt.

