Energy Disclosure Impact Report

January 2020 through December 2023

About Energy Disclosure

Energy disclosure seeks to motivate single-family homeowners to complete home energy improvements by providing information at the time of sale.

Every time a home is listed for sale presents an opportunity for re-investment. Energy improvements, such as sufficient attic insulation or a high-efficiency heating system, can provide significant savings and comfort benefits while increasing home value. However, energy improvements are rarely included in the traditional real estate process.

The Minneapolis Truth-in-Sale-of-Housing (TISH) energy disclosure policy helps close the gap by providing energy performance information during the time of sale. This information makes it easier for buyers and sellers to understand a home's energy performance and access resources to make recommended energy improvements. Beyond the policy, ongoing programming through a partnership between the City of Minneapolis, Center for Energy and Environment (CEE), and CenterPoint Energy provides outreach, quality assurance, and other activities to advance the policy's goals.

Budget

Year	2020	2021	2022	2023
City of Minneapolis	$50,000	$50,000	$50,000	$50,000
CenterPoint Energy	$60,000	$40,000	$15,000	$15,000

Evaluation

Year	2020	2021	2022	2023
Homes evaluated	5,800	6,500	5,300	4,200

Total: 21,800

Energy Disclosure in Truth in Sale of Housing

Every home listed for sale in Minneapolis is required to complete a TISH inspection to assess the building's health and safety. With the introduction of energy disclosure in 2020, TISH evaluators collect additional data that relate to a home's energy efficiency. CEE generates an Energy Disclosure Report for each home based on that data.

The Energy Disclosure Report is included in the full TISH Report. The TISH Report is publicly available and required to be disclosed at showings and closing. Each Energy Disclosure Report is also easily accessible on CEE's website at at **mncee.org/findyourscore**.

The need for energy improvements in Minneapolis:

2 out of 3 Minneapolis homes lack sufficient insulation in the walls or attic.

Policy Goals

- Increase the visibility and value of home energy efficiency improvements
- Motivate homeowners to complete recommended energy improvements
- Support future City initiatives with energy data on the local housing stock

Energy Improvements Completed

Program impact can be gauged by comparing the list of residences that participated in energy disclosure (TISH residences) to the residences that completed rebate-eligible insulation and heating energy improvements.

From January 2020 through December 2023, **1,454 energy improvements** were completed by by TISH residences. **Of these residences…**

1,018 installed high efficiency heating systems.

436 completed insulation and air sealing improvements.

TISH residences completed 30%, 34% and 36% of all Minneapolis rebated insulation projects in 2021, 2022, and 2023 respectively, although the number of TISH residences increased by about 10,000 over those years. This program will continue to monitor statistics such as this to better understand the impact of TISH energy disclosure over time.

Year	2020	2021	2022	2023
Total energy improvements completed	149	416	316	573

Savings

Energy improvements completed by TISH residents have saved **31,000 dekatherms*** of energy from January 2020 through December 2023. **These energy savings through 2023 translate to:**

$272,000 in energy bill savings to residents.

1,600 metric tons reduction of CO_2 equivalent.

This is the same as eliminating emissions from **4.1 million miles** in a gas-powered car.

Using the first four years as a guide, energy disclosure is estimated to save **132,000 dekatherms*** of energy through 2030. **These energy savings through 2030 would translate to:**

Over **$1 million** in energy bill savings to residents.

7,000 metric tons reduction of CO_2 equivalent.

This represents a **1.3% reduction** in emissions from residential natural gas.

**A dekatherm is a unit of energy primarily used to measure natural gas use. The average Minnesota home uses 68 dekatherms of gas for heating annually.*

Program Elements

Ongoing programming is key to support and advance the goals of energy disclosure. Program elements include:

Energy disclosure reporting

CEE generates Energy Disclosure Reports to provide expert guidance to home sellers, buyers, and real estate professionals on cost-effective opportunities to increase a home's energy efficiency. Each report includes an energy score from 0 to 100, a prioritized list of recommended energy improvements, cost and savings ranges, and contact information to Energy Advisors for next steps.

Quality assurance

CEE reviews the energy data that is reported from independent TISH evaluators and partners with the City to ensure data accuracy and quality.

Consumer engagement

CEE conducts outreach campaigns to the public and new homeowners to build awareness of Energy Disclosure Reports and explain the benefits of making energy improvements.

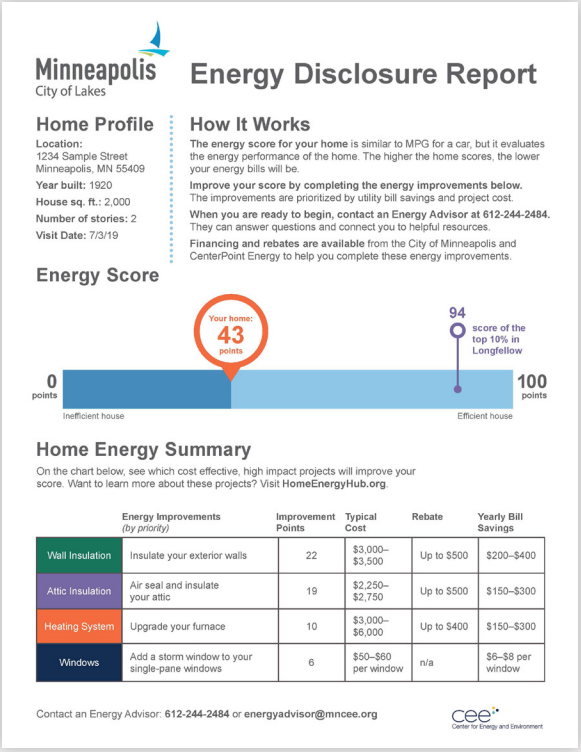
Real estate engagement

CEE engages with real estate professionals and organizations to promote awareness of energy disclosure and the value of addressing energy efficiency with their clients.

Energy Advisors

CEE staffs an Energy Advisor service to help homeowners make energy improvements. Energy Advisors can answer questions, schedule estimates with rebate-eligible contractors, connect homeowners to financing, and help with understanding the various incentives available.

Example Energy Disclosure Report



Minneapolis
City of Lakes

Energy Disclosure Report

Home Profile

Location:
1234 Sample Street
Minneapolis, MN 55409

Year built: 1920
House sq. ft.: 2,000
Number of stories: 2
Visit Date: 7/3/19

How It Works

The energy score for your home is similar to MPG for a car, but it evaluates the energy performance of the home. The higher the home scores, the lower your energy bills will be.

Improve your score by completing the energy improvements below. The improvements are prioritized by utility bill savings and project cost.

When you are ready to begin, contact an Energy Advisor at 612-244-2484. They can answer questions and connect you to helpful resources.

Financing and rebates are available from the City of Minneapolis and CenterPoint Energy to help you complete these energy improvements.

Energy Score

Your home: 43 points
94 score of the top 10% in Longfellow
0 points — Inefficient house
100 points — Efficient house

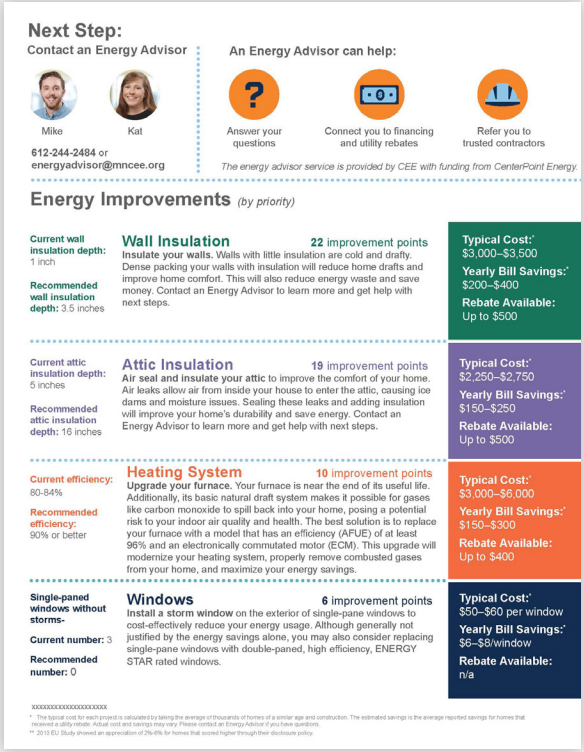
Home Energy Summary

On the chart below, see which cost effective, high impact projects will improve your score. Want to learn more about these projects? Visit HomeEnergyHub.org.

	Energy Improvements (by priority)	Improvement Points	Typical Cost	Rebate	Yearly Bill Savings
Wall Insulation	Insulate your exterior walls	22	$3,000–$3,500	Up to $500	$200–$400
Attic Insulation	Air seal and insulate your attic	19	$2,250–$2,750	Up to $500	$150–$300
Heating System	Upgrade your furnace	10	$3,000–$6,000	Up to $400	$150–$300
Windows	Add a storm window to your single-pane windows	6	$50–$60 per window	n/a	$6–$8 per window

Contact an Energy Advisor: **612-244-2484** or **energyadvisor@mncee.org**

cee Center for Energy and Environment



Next Step:
Contact an Energy Advisor

Mike
Kat

612-244-2484 or
energyadvisor@mncee.org

An Energy Advisor can help:

- Answer your questions
- Connect you to financing and utility rebates
- Refer you to trusted contractors

The energy advisor service is provided by CEE with funding from CenterPoint Energy.

Energy Improvements *(by priority)*

Wall Insulation — 22 improvement points
Insulate your walls. Walls with little insulation are cold and drafty. Dense packing your walls with insulation will reduce home drafts and improve home comfort. This will also reduce energy waste and save money. Contact an Energy Advisor to learn more and get help with next steps.
Current wall insulation depth: 1 inch
Recommended wall insulation depth: 3.5 inches
Typical Cost:* $3,000–$3,500
Yearly Bill Savings:* $200–$400
Rebate Available: Up to $500

Attic Insulation — 19 improvement points
Air seal and insulate your attic to improve the comfort of your home. Air leaks allow air from inside your house to enter the attic, causing ice dams and moisture issues. Sealing these leaks and adding insulation will improve your home's durability and save energy. Contact an Energy Advisor to learn more and get help with next steps.
Current attic insulation depth: 6 inches
Recommended attic insulation depth: 16 inches
Typical Cost:* $2,250–$2,750
Yearly Bill Savings:* $150–$250
Rebate Available: Up to $500

Heating System — 10 improvement points
Upgrade your furnace. Your furnace is near the end of its useful life. Additionally, its basic natural draft system makes it possible for gases like carbon monoxide to spill back into your home, posing a potential risk to your indoor air quality and health. The best solution is to replace your furnace with a model that has an efficiency (AFUE) of at least 96% and an electronically commutated motor (ECM). This upgrade will modernize your heating system, properly remove combusted gases from your home, and maximize your energy savings.
Current efficiency: 80-84%
Recommended efficiency: 90% or better
Typical Cost:* $3,000–$6,000
Yearly Bill Savings:* $150–$300
Rebate Available: Up to $400

Windows — 6 improvement points
Install a storm window on the exterior of single-pane windows to cost-effectively reduce your energy usage. Although generally not justified by the energy savings alone, you may also consider replacing single-pane windows with double-paned, high efficiency, ENERGY STAR rated windows.
Single-paned windows without storms- Current number: 3
Recommended number: 0
Typical Cost:* $50–$60 per window
Yearly Bill Savings:* $6–$8/window
Rebate Available: n/a

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* The typical cost for each project is calculated by taking the average of thousands of homes of a similar age and construction. The estimated savings is the average reported savings for homes that received a utility rebate. Actual cost and savings may vary. Please contact an Energy Advisor if you have questions.
** 2018 EU Study showed an appreciation of 2%-8% for homes that scored higher through their disclosure policy.