



General Assembly

February Session, 2022

Governor's Bill No. 14

LCO No. 727



Referred to Committee on INSURANCE AND REAL ESTATE

Introduced by:

Request of the Governor Pursuant
to Joint Rule 9

AN ACT CONCERNING HOME ENERGY AFFORDABILITY FOR HOME BUYERS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective January 1, 2023*) (a) For the purposes of this
2 section:

3 (1) "Home energy label" means (A) a United States Department of
4 Energy Home Energy Score, (B) a Home Energy Rating System Index
5 Score, (C) an Energy Star score, or (D) other labels which may be selected
6 by the Commissioner of Energy and Environmental Protection under
7 subsection (b) of this section.

8 (2) "Residential property" has the same meaning as provided in
9 section 12-62r of the general statutes.

10 (b) The Commissioner of Energy and Environmental Protection may
11 qualify additional labels or replace an existing label as a home energy
12 label. In selecting such additional labels, the commissioner shall

13 consider factors including, but not limited to: (1) the efficiency of the
14 labeling process, (2) the clarity of the information the label provides
15 regarding the residence's estimated energy efficiency, (3) the
16 standardization of the label, (4) the label's compatibility with existing
17 nationally recognized home energy labels, and (5) the reliability of the
18 label. The commissioner may also develop and adopt a label and a
19 corresponding report, in a manner and form prescribed by the
20 commissioner, that is specific to the state. The commissioner's selection,
21 replacement or development of labels under this section shall be
22 conducted in an uncontested proceeding in accordance with chapter 54
23 of the general statutes.

24 (c) (1) On and after July 1, 2023, each owner of residential property,
25 (A) upon listing said residential property for sale through a multiple-
26 listing service, real estate brokers' organization or other service,
27 organization or facility relating to the business of selling dwellings,
28 including private listing services, shall provide through said
29 organization, service or facility, a home energy label, with an electronic
30 link to the Internet web site containing the corresponding report for
31 such home energy label, to be provided to any prospective buyer who
32 visits and views the residential property in person, or (B) upon offering
33 said property for sale through a means other than those specified in
34 subparagraph (A) of this subdivision, shall provide a home energy label,
35 with an electronic link to the Internet web site containing the
36 corresponding report for such home energy label to any prospective
37 buyer who visits and views the residential property in person.

38 (2) The provisions of this section shall not apply to (A) the sale of a
39 residential property constructed on or after January 1, 2000; (B) an
40 acquisition by foreclosure, including a deed in lieu of foreclosure; (C) a
41 trustee's sale; or (D) any preforeclosure sale in which a seller has reached
42 an agreement with the mortgage holder to sell the property for an
43 amount less than the amount owed on the mortgage.

44 (d) (1) Notwithstanding the provisions of section 51-164p of the
45 general statutes, any municipality may, by ordinance, establish a civil

46 penalty payable to such municipality for a violation of this section,
47 provided such civil penalty shall not exceed one thousand dollars for
48 the first violation and two thousand dollars for any subsequent
49 violation.

50 (2) Any person assessed a civil penalty under subdivision (1) of this
51 subsection may appeal such assessment to the Superior Court not later
52 than thirty days after the mailing date of the notice of such assessment
53 by filing a petition to reopen the assessment, together with an entry fee
54 in an amount equal to the entry fee for a small claims case pursuant to
55 section 52-259 of the general statutes, at the superior court facility
56 designated by the Chief Court Administrator. Such petition shall entitle
57 such person to a hearing in accordance with the rules of the judges of
58 the Superior Court.

59 (3) The remedies in this subsection for any person who is assessed
60 such a civil penalty shall be in addition to any other remedies available
61 at law, or in equity.

62 (4) This section shall not be construed to limit or restrict the authority
63 of any state or local housing or health code enforcement agency.

This act shall take effect as follows and shall amend the following sections:		
Section 1	January 1, 2023	New section

Statement of Purpose:

To implement the Governor's budget recommendations.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]