

# Energy Disclosure Impact Report

January 2020 through December 2022

## 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 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
City of Minneapolis	\$50,000	\$50,000	\$50,000
CenterPoint Energy	\$60,000	\$40,000	\$15,000

### Evaluation

Year	2020	2021	2022
Homes evaluated	6,000	6,700	5,000

**Total: 20,700**

## Energy Disclosure in Truth in Sale of Housing (TISH)

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 [mncee.org/findyourscore](https://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 2022, **850 TISH residences** completed at least one energy improvement. **Of these residences...**

**631** installed high efficiency heating systems.

**255** completed insulation and air sealing improvements.

Year	2020	2021	2022
Total energy improvements completed	158	451	277

## Savings

Energy improvements completed by TISH residents have saved **18,700 dekatherms\*** of energy from January 2020 through December 2022. **These energy savings through 2022 translate to:**

**\$165,000** in energy bill savings to residents.

**990** metric tons reduction of CO<sub>2</sub> equivalent.

This is the same as eliminating emissions from **2.5 million miles** in a gas-powered car.

Using the first three years as a guide, energy disclosure is estimated to save **112,500 dekatherms\*** of energy through 2030. **These energy savings through 2030 would translate to:**

Nearly **\$1 million** in energy bill savings to residents.

**5,900** metric tons reduction of CO<sub>2</sub> equivalent.

This represents a **1% 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.

## Testimonial

“One of the first things I noticed was that my home’s energy score wasn’t very good!” Grace said of the Energy Disclosure Report for her recently-purchased 1912 bungalow. After she moved in during October, Grace quickly noticed how hard it was to keep the house warm.

Grace had always been attentive to energy use, so she called the Energy Advisor service listed on the report. **“The report was helpful, but what really made things achievable was being able to talk about my specific home with someone knowledgeable of old houses,”** Grace said.

The Energy Advisor helped arrange quotes from rebate-eligible contractors for Grace. Grace made a number of upgrades to her home, including dense-packing her walls with insulation and adding spray foam insulation to her attic. “I wanted to do the most I could. The 0% financing from the City of Minneapolis was a huge factor in making that possible,” Grace said.



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See next page  
for a detailed  
example

## Energy Disclosure Reports

Energy Disclosure Reports provide expert guidance to homeowners on which key energy efficiency improvements to pursue and how to leverage available resources to make them possible.

By 2025, nearly 36% of Minneapolis’ 88,500 single-family homes are estimated to receive an Energy Disclosure Report. Each report provides an opportunity to motivate and help a homeowner upgrade their home’s energy efficiency, which supports the City’s Climate Action Goal of helping 75% of homeowners participate in an efficiency retrofit program by 2025.

