

# Energy Disclosure Impact Report

January 2020 through December 2024

## 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 home listed for sale presents an opportunity for re-investment. Energy improvements, such as installing 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 to buyers. This information makes it easier 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 and Center for Energy and Environment (CEE) provides outreach, quality assurance, and other activities to advance the policy’s goals. CenterPoint Energy supported program outreach through 2023.

### Budget

| Year                | 2020     | 2021     | 2022     | 2023     | 2024     |
|---------------------|----------|----------|----------|----------|----------|
| City of Minneapolis | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$75,000 |
| CenterPoint Energy  | \$60,000 | \$40,000 | \$15,000 | \$15,000 | \$0      |

### Evaluation

| Year            | 2020          | 2021  | 2022  | 2023  | 2024  |
|-----------------|---------------|-------|-------|-------|-------|
| Homes evaluated | 5,800         | 6,500 | 5,300 | 4,200 | 4,000 |
| <b>Total:</b>   | <b>25,800</b> |       |       |       |       |

## Energy Disclosure in Truth in Sale of Housing Inspections

Every home listed for sale in Minneapolis must receive a TISH inspection to assess the building’s health and safety. With the introduction of energy disclosure in 2020, TISH evaluators now collect additional data related 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 must be disclosed at showings and closing. Each Energy Disclosure Report is also easily accessible on CEE’s website [mncee.org/FindYourScore](https://mncee.org/FindYourScore).

## 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 Efficiency Trends in our Housing Stock

Energy disclosure expands the available data on the Minneapolis housing stock and identifies opportunities to improve energy efficiency. Between 2020 and 2024, the dataset shows measurable shifts in key efficiency indicators, such as an increased presence of efficient heating systems and improved average energy scores, suggesting that Energy Disclosure is influencing homeowner awareness and investment decisions.

According to the energy disclosure inspection data:



From 2020 to 2024:

- The share of homes needing attic insulation declined from **67% to 64%** as more homes are insulated and air sealed each year.
- The proportion of homes with high-efficiency furnaces increased from **35% to 46%**, indicating that more homeowners are choosing high-efficiency systems when upgrading.
- The average energy score increased from **75 to 78**, reflecting steady progress in home energy efficiency improvements.

## Energy Improvements Completed (2020–2023)

Program impact can be gauged by comparing residences with TISH reports to residences that completed rebate-eligible insulation and heating system improvements. CenterPoint Energy provided rebate data through August 2024 to track which TISH households submitted efficiency rebate applications.

From January 2020 through December 2023, **1,454 energy improvements were completed by TISH residences**. Of these residences, **1,018 installed high-efficiency heating systems** and **over 436 completed insulation and air-sealing projects**. In addition, about a third of rebated insulation projects in Minneapolis in 2021, 2022, and 2023 were completed in TISH residences.

## Energy and Bill Savings

Energy improvements completed by TISH residents have saved 31,000 dekatherms\* of energy from January 2020 through December 2023.

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

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

**7,000 metric tons reduction of CO<sub>2</sub> 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.

