

# Energy Disclosure Impact Report

April 2022 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.

Listing a home 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 Bloomington energy disclosure ordinance 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 ordinance, ongoing programming through a partnership between the City of Bloomington and Center for Energy and Environment (CEE) provides outreach, quality assurance, and other activities to advance the ordinance's goals.

## Budget

Year	2022	2023
City of Bloomington	\$15,000	\$15,000
CenterPoint Energy	\$15,000	\$15,000

## Evaluation

Year	2022	2023
Homes evaluated	800	1,000
Total: 1,800		

## How Energy Disclosure fits in with the TOS inspection

Every home listed for sale in Bloomington is required to complete a TOS inspection to assess the building's health and safety. With the introduction of energy disclosure in April 2022, TOS inspectors 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 TOS Report. The TOS 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).

## 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.

# The Need for Energy Improvements

Energy disclosure generates an expanding dataset of the Bloomington housing stock and identifies where there are opportunities to improve energy efficiency. **According to the energy disclosure inspection data:**



## Energy Improvements Completed

This report uses rebate data provided by CenterPoint Energy to indicate the ordinance’s progress in encouraging energy improvements. Households that receive information from energy disclosure as part of the home’s TOS inspection are called “TOS households.”

The TOS households considered in this analysis had a TOS inspection date between April 2022 and December 2023. CenterPoint Energy provided rebate data through August 2024 to track which of these TOS households completed energy improvements.

TOS households completed 93 energy improvements during the reporting period. **Of these households...**



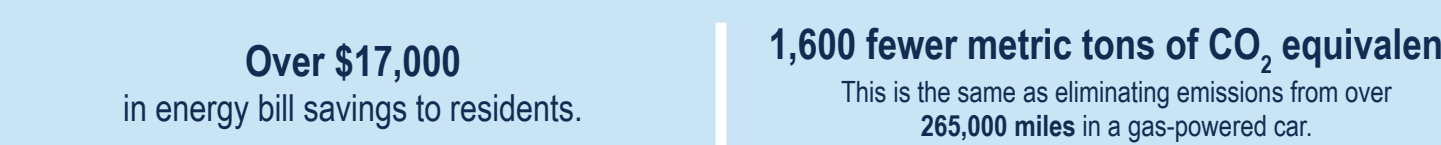
The chart below shows the energy improvements completed by TOS households, broken into yearly cohorts. Data from the Minneapolis TISH energy disclosure program is included for comparison.

Over time, a greater percentage of each year’s cohort of TOS households go on to complete energy improvements. This trend may reflect the influence of ongoing programming conducted by the City and CEE to promote awareness of energy disclosure. As homeowners live in their home longer, they have more opportunities to receive outreach and take next steps.

City	Energy Improvement	Households with less time since move-in (2023 TOS households)		Households with more time since move-in (2022 TOS households)	
		# of improvements completed	% of all 2023 TOS households	# of improvements completed	% of all 2022 TOS households
Bloomington	Insulation	10	1.0%	17	2.1%
	Heating	30	3.0%	36	4.5%
Minneapolis	Insulation	54	1.3%	108	2.0%
	Heating	112	2.7%	216	4.1%

## Energy and Bill Savings

Energy improvements completed by TOS households have saved 1,970 dekatherms\* of energy during the reporting period. **These energy savings translate to:**



\*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 the following.



### 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.



### 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.



### 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 and the City collaborate on outreach campaigns to the public and new homeowners to build awareness of Energy Disclosure Reports and explain the benefits of making energy improvements.

## Example Energy Disclosure Report

