Energy Disclosure Impact Report

April 2022 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 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 Time-of-Sale (TOS) energy disclosure policy helps close the gap by providing energy performance information to homebuyers. This information makes it easier for homebuyers to understand a home's energy performance and access resources to make recommended energy improvements. Beyond the policy, programming through a partnership between the City of Bloomington and Center for Energy and Environment (CEE) provides quality assurance and other activities to advance the policy's goals. CenterPoint Energy supported program outreach through 2023.

Budget

Year	2022	2023	2024
City of Bloomington	$15,000	$15,000	$15,000
CenterPoint Energy	$15,000	$15,000	$0

Evaluation

Year	2022	2023	2024
Homes evaluated	800	1,000	900
Total: 2,700			

Energy Disclosure in Time of Sale Inspections

Every home listed for sale in Bloomington must receive a Time-of-Sale (TOS) inspection to assess the building's health and safety. With the introduction of energy disclosure in April 2022, TOS inspectors 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 TOS Report. The TOS Report is publicly available and must be disclosed at showings and closing. Each Energy Disclosure Report is also easily accessible on CEE's website at **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 Bloomington housing stock and identifies opportunities to improve energy efficiency. Between 2022 and 2024, the dataset shows measurable shifts in key efficiency indicators, such as an increased presence of high-efficiency 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:

1 out of 2 homes have inadequate insulation

1 out of 3 homes have old or inefficient heating systems

From 2022 to 2024:

- The share of homes with high-efficiency furnaces or boilers **increased by 10%**, demonstrating a clear upward trend in the adoption of efficient heating systems.
- **Half of all water heaters and air conditioning systems** inspected were past their typical lifespans, highlighting continued opportunities for targeted efficiency upgrades.
- The average energy score **increased from 72 to 77**, reflecting progress in home energy efficiency improvements.

Energy Improvements Completed (2022–2023)

Program impact can be gauged by comparing residences with TOS reports to residences that completed rebate-eligible insulation and heating system improvements. Households that received a TOS inspection between April 2022 and December 2023 are included. CenterPoint Energy provided rebate data through August 2024 to track which TOS households submitted efficiency rebate applications.

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

27 completed an attic or wall insulation project

66 installed high-efficiency heating systems

Energy and Bill Savings

Energy improvements completed by TOS households from April 2022 through December 2023 have saved 1,970 dekatherms* of energy during the reporting period. **These energy savings translate to:**

Over $17,000 in energy bill savings to residents.

1,600 fewer metric tons of CO_2 equivalent. This is the same as eliminating emissions from over 265,000 miles in a gas-powered car.

**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 for energy advisors to discuss next steps.

Quality Assurance

CEE reviews the energy data that is reported from independent TOS 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.

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 has energy advisors on staff 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