



**Residential, Commercial, and Industrial (RCI)
Technical Working Group**

Option No.	GHG Reduction Policy Option Name	GHG Reductions (MMtCO ₂ e)			Net Present Value (Million \$)	Cost-Effectiveness (\$/tCO ₂ e)	Level of Support
		2015	2025	Total (2008–2025)			
RCI-8	Energy Performance Disclosure	<i>Not quantified</i>					Approved

RCI-8. Energy Performance Disclosure

Policy Description

In order to engage utility consumers to actively take a role in Minnesota's energy future by considering efficiency and environmental impacts when using energy or purchasing energy consuming appliances, we propose the following:

Propose that utilities provide an energy performance disclosure to parties owning any public, commercial or residential property, preferably in an electronic format. It is proposed that this information be made available by the property owner to the prospective buyer or renter to allow for energy efficiency and environmental impacts to be an integral part of the decision to buy or rent.

Energy consumption history shall be provided by the utility to the owner to share with a perspective purchaser or renter of the property. The owner is obligated to provide the performance disclosure of their account for the term of their ownership, up to a maximum of the 12 most recent months. Additional information that would continue to encourage sound energy decisions such as a rating factor based upon kBtu/SF/year (from the owner) and CO₂ emissions (from the utility company) should also be included.

Develop a task force of utilities and parties of concern to devise a uniform utility information standard that would provide relevant energy efficiency and environmental impact information to customers; for example, information that indicates the incremental cost of energy per the quantity of billable units, a comparison to an average customer's energy usage, environmental impacts of such usage, and fuel portfolios, if applicable. The purpose of this action is to quantify the consumer's energy usage and to raise the level of interest.

Policy Design

Goals: In this case, the goal is the implementation of the program

Timing: Program begins in voluntary form after law passes in mid 2008 and is mandatory on Jan 1, 2010.

Parties Involved: All building owners, public and private and all utility companies would be covered by the program.

Implementation Mechanisms

Research is needed regarding the systems that need to be put in place for distributing information on commercial and residential buildings for sale or lease (i.e. the MLS system). It is also important to make sure the utilities are able to produce the information required. Eventually, more detailed information may be required to be disclosed.

Related Policies/Programs in Place

None.

Type(s) of GHG Reductions

Reductions from avoided fossil-fuel electricity generation and fuels combustion.

Estimated GHG Reductions and Net Costs or Cost Savings

Data Sources: NA

Quantification Methods: This is a non-quantified option

Key Assumptions: NA

Key Uncertainties

Timing; scope of disclosure

Additional Benefits and Costs

Public awareness/education

Feasibility Issues

Take on the issue of the difference in performance based on the occupant's usage. An example would be to measure on an occupant versus SF basis or average out a number of units.

That each utility bill include relevant energy efficiency and environmental impact information, such as the monthly incremental energy unit charge (less tax), and for comparison, the historical charge for the same period from the previous billing year.

To engage and educate the consumer regarding their incremental monthly billing charges, and as an outcome, initiate sound knowledge based energy decisions

Status of Group Approval

Approved

Level of Group Support

Approved

Barriers to Consensus

None