

# Energy Conservation Audit

The Energy Conservation Audit and Disclosure (ECAD) ordinance, as described in the Austin City Code Chapter 6-7, requires that before the sale of their home, owners of a residential building must disclose a home energy audit if all of the following conditions apply to the property:

- Within the Austin Energy service area
  - Within the Austin city limits
  - 10 years or older

The ECAD ordinance simply indicates who is responsible for obtaining the energy audit. ECAD does not require that you make improvements.



## Energy Conservation Audit and Disclosure Ordinance

During real estate transactions, home sellers are responsible for disclosing comprehensive energy audit details to buyers, according to the Energy Conservation Audit and Disclosure (ECAD) ordinance. This ordinance applies to homes more than 10 years old within the Austin city limits. ECAD promotes energy efficiency by identifying potential energy savings in homes, businesses, and multifamily properties. Improving energy efficiency in your home or business can:

- Make your home or business more comfortable.
- Increase the value and marketability of your property.
- Improve indoor air quality.
- Save money and energy.

## Energy Audits Reveal Improvement Opportunities

ECAD requires that you work with a certified ECAD Energy Professional to conduct an energy audit of any residential property you want to sell and disclose your home's energy efficiency as part of the real estate transaction.

This audit covers:

- Air conditioning and heating system efficiency.
- Air infiltration, duct performance, air sealing in plumbing, and weatherstripping.
- Windows.
- Attic insulation.

Homeowners can use ECAD audit results to make energy efficiency improvements that increase property marketability in a competitive real estate market. ECAD audit results can also serve as an effective tool for advertising existing energy efficiency measures.

Make Sure Your Property is Covered under Residential ECAD - ECAD defines residential properties as:

- Single family homes (including townhomes)
- Duplexes
- Triplexes
- Fourplexes
- Condominiums with one to four units must follow Residential ECAD rules.

If you own a condo with five or more units, you follow ECAD Multifamily rules.

## Energy Professionals Conduct Energy Audits

A certified ECAD Energy Professional must conduct ECAD audits. ECAD audits are comprehensive and require specialized equipment. The Energy Professional provides a copy of the energy audit to Austin Energy as well as an Audit Certificate to attach to the Seller's Disclosure Notice. Energy Professionals set their own prices. The estimated cost of an audit is about \$200 to \$300 for a typical single-family home 1,800 square feet or smaller with one air conditioning system.

## Austin Energy Can Help if You Want to Make Improvements

ECAD does not require you to make energy efficiency improvements to your home based on energy audit results. If you choose to make energy efficiency improvements, Austin Energy provides a variety of energy efficiency upgrade incentives that help you pay for upgrades. If you have made energy efficiency improvements to your home through Austin Energy programs, you may qualify for an ECAD exemption. Austin Energy will provide homeowners or prospective buyers with information on energy efficiency improvements done on a home through Austin Energy programs.

## Sellers May be Exempt from ECAD

As a home seller, you may be exempt from ECAD disclosure requirements if you meet one or more of the following conditions:

### General Exemptions

- Your home is outside of the Austin city limits.
- Your property does not receive electric service from Austin Energy.
- Your home is less than 10 years old at the time of sale.

### Energy Efficiency Improvements through Austin Energy Programs

- You have made qualifying energy efficiency improvements through the following Austin Energy programs within the last 10 years:
  - Home Performance with ENERGY STAR®, a whole-home energy efficiency program.
  - Rebates and Incentives, through which you made three or more energy efficiency improvements or received a minimum of \$500 in residential energy efficiency upgrade rebates (excludes Austin Water conservation, Austin Resource Recovery, solar installation, and other City of Austin rebates).
  - Weatherization Assistance (available only for customers with low-to-moderate incomes)