



CONNECTICUT REALTORS®

111 Founders Plaza, Suite 1101 ▪ East Hartford, CT 06108

Tel: (860) 290-6601 ▪ ctrealtor.com

Statement on

S.B. 357 (Raised): AN ACT CONCERNING ENERGY EFFICIENT BUILDING STANDARDS AND PRODUCT EFFICIENCY STANDARD

OPPOSED

Submitted to the Energy and Technology Committee
March 4, 2014

By Debra Chamberlain, President
Connecticut REALTORS®

Good Afternoon. My name is Deb Chamberlain and I am the 2014 President of the Connecticut REALTORS® and I am here testifying today on behalf of over 15,000 members and the thousands of Connecticut buyers and sellers they represent. I speak today in strong opposition to S.B. 357, AN ACT CONCERNING ENERGY EFFICIENT BUILDING STANDARDS AND PRODUCT EFFICIENCY STANDARD.

This legislation would allow municipalities to adopt certain performance building construction standards for new commercial construction or renovations, and a certain home energy rating system with scores for new residential construction.

This bill is, in fact, very similar to other proposals Connecticut REALTORS® has opposed in past sessions. Specially, it would force homeowners, landlords and commercial property owners to provide energy scores for their properties before sale or lease. Creating an energy score can be costly with many sellers and landlords. Some do not have the financial resources to personally fund this kind of a mandate. The transaction already provides the buyer and landlord the ability to voluntarily perform a wide range of inspections on the property and its systems should it be desired.

It is widely understood energy costs depend on the personal consumption of the owners or tenants, such as the numbers who live in the property, the changed use of the commercial building, or how they personally

choose to set thermostats or other methods of heating and cooling. Most ratings and energy scores are not predictive of what a future energy cost will be.

This proposal would create additional impediments to Connecticut's fragile and still recovering housing market which would further stall our overall economy. Connecticut REALTORS® also believe that allowing individual municipalities to adopt different energy efficiency standards moves the state away from the comprehensive state-based building codes that Connecticut has adopted.

In addition, the bill specifies certain possible unforeseen costs...costs which would most assuredly be passed onto Connecticut homebuyers. This would have an immediate and chilling effect on home sales in our state. CT REALTORS® remain committed to a healthier environment and more energy efficient homes, but not to the extent it could threaten Connecticut's fragile economic recovery which is so strongly linked to our housing market.

In conclusion, Connecticut's REALTORS® urge you to oppose S.B. 357.

Thank you for your attention. We look forward to working together this year and would invite you to lean on us in all matters real estate. We are a strong resource and work closely with your constituents every day here in Connecticut. Please use us as the resource we are. Our door is always open.