

March 3, 2021

Members of the Connecticut General Assembly
State Capitol
Hartford, CT

RE: HB 882

Dear Assembly Members,

Buyers and renters need to know how much energy a building uses: what it will cost to operate a building from all its energy sources – electricity, oil, gas, propane, etc. It is exactly like the consumer information on a refrigerator’s Energy Star label or the MPG sticker on a new car that allows a consumer to weigh the costs of operation when considering an important investment. The idea is simple: an informed consumer needs the tools (information) to make better decisions.

Buildings account for over 40% of all the energy used in America. If we are to make a significant impact on the reduction of energy consumption and carbon emissions, we need to equip our consumers with the information that will help them make informed decisions; and therefore, drive the market to provide more efficient buildings.

Legislating an energy rating system for Connecticut will raise public awareness on both sides of real estate transactions: to the advantages of energy improvements for both buyer and seller (and, of course, the positive impact to the environment). If CT adopts an energy rating system for buildings, it will act as an incentive for sellers to invest in energy improvements. The outcome can help serve our long-term environmental goals, with a consequence of more healthy, sustainable, durable building stock. This action also aligns with Connecticut’s adopted benchmarks for reducing greenhouse gas emissions in SB 7: An Act Concerning Climate Change Planning & Resiliency along with the 2018 Comprehensive Energy Strategy and our ambitious State housing goals.

States from New England, to Missouri, to California are already incorporating versions of energy scorecards and benchmarking into real estate transactions. In Massachusetts, Governor Baker has introduced a bill requiring residential energy scorecards. The Legislature has an opportunity to show Connecticut demonstrating leadership in this area as well. **Please pass this bill.**

Sincerely,
Katie Troy of Bethel, CT and a Steven Winter Associates employee