AN ACT CONCERNING CLIMATE CHANGE MITIGATION AND HOME ENERGY AFFORDABILITY.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Subsection (a) of section 22a-200a of the general statutes is repealed and the following is substituted in lieu thereof (Effective July 1, 2021):

(a) The state shall reduce the level of emissions of greenhouse gas:

(1) Not later than January 1, 2020, to a level at least ten per cent below the level emitted in 1990;

(2) Not later than January 1, 2030, to a level at least forty-five per cent below the level emitted in 2001; [and]

(3) Not later than January 1, 2040, to a level of zero per cent from electricity supplied to electric customers in the state;
[(3)] (4) Not later than January 1, 2050, to a level at least eighty per cent below the level emitted in 2001; [.] and

[(4)] (5) All of the levels referenced in this subsection shall be determined by the Commissioner of Energy and Environmental Protection.

Sec. 2. (NEW) (Effective July 1, 2021) (a) The Commissioner of Energy and Environmental Protection, in consultation with the procurement manager identified in subsection (l) of section 16-2 of the general statutes, the Office of Consumer Counsel and the Attorney General, may, in coordination with other states in the control area of the regional independent system operator, as defined in section 16-1 of the general statutes, in coordination with states in a neighboring control area, or on behalf of the state alone, solicit proposals for energy products or benefits, associated attributes or any combination thereof, in one solicitation or multiple solicitations, from any active demand response measures, passive demand reduction measures or any combination thereof. The commissioner may select proposals from such resources that do not, annually, exceed three hundred thousand megawatt hours of electricity in the aggregate or one hundred megawatts of demand reduction.

(b) If an electric distribution company, as defined in section 16-1 of the general statutes, submits a proposal, such electric distribution company shall demonstrate that the electric demand reductions of the proposal are in addition to the projected electric demand reductions of the conservation and load management programs authorized pursuant to section 16-245m of the general statutes.

(c) In making any selection of such proposals, the commissioner shall consider factors, including, but not limited to, whether the proposal (1) is in the best interest of ratepayers, (2) is consistent with the requirements to reduce greenhouse gas emissions in accordance with section 22a-200a of the general statutes, as amended by this act, (3) is consistent with the policy goals outlined in the Comprehensive Energy
Strategy adopted pursuant to section 16a-3d of the general statutes and
the Integrated Resources Plan adopted pursuant to section 16a-3a of the
general statutes, and (4) whether the proposal promotes electric
distribution system benefits.

(d) The commissioner may direct the electric distribution companies
to enter into power purchase agreements for energy products or
benefits, associated attributes or any combination thereof from
resources selected pursuant to this section for periods of not more than
twenty years on behalf of customers of the state's electric distribution
companies. The commissioner may direct the electric distribution
companies to provide information necessary to develop and implement
any solicitation issued pursuant to this section, including, but not
limited to, criteria for distribution system benefits.

(e) Certificates issued by the New England Power Pool Generation
Information System for any Class III source procured by an electric
distribution company pursuant to this section may be: (1) Sold into the
New England Power Pool Generation Information System renewable
energy credit market to be used by any electric supplier or electric
distribution company to meet the requirements of section 16-245a of the
general statutes, provided the revenues from such sale are credited to
electric distribution company customers as described in this section; or
(2) retained by the electric distribution company to meet the
requirements of section 16-245a of the general statutes. In considering
whether to sell or retain such certificates, the electric distribution
company shall select the option that is in the best interest of such
company's ratepayers, as directed by the Public Utilities Regulatory
Authority.

(f) Any agreement entered into pursuant to this section shall be
subject to review and approval by the Public Utilities Regulatory
Authority, which review shall be completed not later than one hundred
twenty days after receipt by the authority. The authority shall review
and approve such agreement if it meets the criteria in the request for
proposals issued pursuant to subsection (a) of this section and is in the
best interest of ratepayers. If the authority does not issue a decision
within one hundred twenty days after such filing, the agreement shall
be deemed approved. The net costs of any such agreement, including
costs incurred by the electric distribution companies under the
agreement and reasonable and prudent costs incurred by the electric
distribution companies in connection with the agreement, shall be
recovered on a timely basis through a fully reconciling component of
electric rates through all customers of the electric distribution
companies. Any net revenues from the sale of products purchased in
accordance with long-term contracts entered into pursuant to this
section shall be credited to customers of the electric distribution
companies.

(g) The commissioner may hire consultants with expertise in active
and passive demand response programs to assist in implementing this
section, including, but not limited to, the evaluation of proposals
submitted pursuant to this section. All reasonable costs associated with
the commissioner's solicitation and review of proposals pursuant to this
section shall be recoverable on a timely basis through a fully reconciling
component of electric rates through all customers of the electric
distribution companies. Such costs shall be recoverable even if the
commissioner does not select any proposals pursuant to any solicitation
issued pursuant to this section.

(h) (1) Any dispute arising from a contract that is approved by the
authority pursuant to this section shall be brought to the authority. A
party may petition the authority for a declaratory ruling or make an
application for review pursuant to this subsection. Notwithstanding
subsection (a) of section 4-176 of the general statutes, the authority may
not, on its own motion, initiate a proceeding to review a contract entered
into pursuant to this subsection.

(2) The authority shall review such contract claims brought pursuant
to subdivision (1) of this subsection. The authority shall decide such
contract claims by issuing a declaratory ruling or a final decision in a
contested case proceeding, including ordering legal and equitable
contract remedies. Any party to the contract shall have the right to
appeal to the Superior Court from any such declaratory ruling or final
decision adjudicating such contract claims pursuant to this subsection.

Sec. 3. (NEW) (Effective October 1, 2021) (a) (1) As used in this section,
"Home Energy Label" means (A) a United States Department of Energy
Home Energy Score, (B) a Home Energy Rating System Index Score, or
(C) an ENERGY STAR Score.

(2) The Department of Energy and Environmental Protection may
adopt regulations, in accordance with the provisions of chapter 54 of the
general statutes, that qualify additional standards as a Home Energy
Label.

(b) (1) A landlord shall provide a Home Energy Label for any
dwelling unit wherever such dwelling unit is publicly listed to rent,
unless such rent payment will include all charges for electricity, natural
gas or heating fuel, as defined in section 16a-23m of the general statutes.

(2) Notwithstanding the provisions of subdivision (1) of this
subsection, a landlord may comply with the requirements of this section
by providing the: (A) Total monthly costs of electricity, natural gas or
heating fuel for such dwelling unit during the most recent twelve
months of occupation; (B) total monthly amounts of electricity, natural
gas or heating fuel consumed for such dwelling unit during the most
recent twelve months of occupation; (C) average costs of electricity,
natural gas or heating fuel for such dwelling unit during the most recent
twelve months of occupation; and (D) average monthly amounts of
electricity, natural gas or heating fuel consumed for such dwelling unit
during the most recent twelve months of occupation.

(c) Each electric distribution and gas company, as defined in section
16-1 of the general statutes, heating fuel dealer, as defined in section 16a-
23m of the general statutes, and other provider of electricity, natural gas
or heating fuel shall maintain and make available to a landlord, free of
charge, records of the energy consumption data for dwelling units
owned, leased or subleased by said landlord for the preceding twelve
months of occupation. The Public Utilities Regulatory Authority may authorize each electric distribution and gas company to recover its prudently incurred information technology costs associated with the collection and distribution of the energy consumption data made available to landlords pursuant to this subsection.

(d) If such dwelling unit was unoccupied during part or all of the preceding twelve months, such records shall contain energy consumption data for the most recent twelve months of occupation.

(e) No electric distribution company, gas company, heating fuel dealer or other provider of electricity, natural gas or heating fuel shall disclose personally identifiable information in such records when the energy associated account owner and the landlord are not the same person.

(f) (1) If any landlord fails to comply with the provisions of this section, the tenant may deduct an amount equivalent to one month's rent from any sum of rent or payment for use and occupancy due and owing, or to become due and owing, to the landlord.

(2) Notwithstanding the provisions of section 51-164p of the general statutes, any municipality may, by ordinance, establish a civil penalty payable to such municipality for a violation of this section, provided such civil penalty shall not exceed five hundred dollars for the first violation and one thousand dollars for any subsequent violation. Any person who is assessed a civil penalty pursuant to this section may appeal therefrom to the Superior Court.

(3) An appeal shall be instituted not later than thirty days after the mailing of notice of such assessment by filing a petition to reopen assessment, together with an entry fee in an amount equal to the entry fee for a small claims case pursuant to section 52-259 of the general statutes, at the superior court facility designated by the Chief Court Administrator, which shall entitle such person to a hearing in accordance with the rules of the judges of the Superior Court.
(4) The remedies in this subsection shall be in addition to any other remedies available at law, or in equity, to any person. This section shall not be construed to limit or restrict the authority of any state or local housing or health code enforcement agency.

Sec. 4. (NEW) (Effective October 1, 2021) (a) (1) As used in this section, "Home Energy Label" means (A) a United States Department of Energy Home Energy Score, (B) a Home Energy Rating System Index Score, or (C) an ENERGY STAR Score.

(2) The Department of Energy and Environmental Protection may adopt regulations, in accordance with the provisions of chapter 54 of the general statutes, that qualify additional standards as a Home Energy Label.

(b) (1) A residential property owner shall provide a Home Energy Label for any residential property wherever such residential property is publicly listed for sale.

(2) Notwithstanding the provisions of subdivision (1) of this subsection, a residential property owner may comply with the requirements of this section by providing the: (A) Total monthly costs of electricity, natural gas or heating fuel for such residential property during the most recent twelve months of occupation; (B) total monthly amounts of electricity, natural gas or heating fuel consumed for such residential property during the most recent twelve months of occupation; (C) average costs of electricity, natural gas or heating fuel for such residential property during the most recent twelve months of occupation; and (D) average monthly amounts of electricity, natural gas or heating fuel consumed for such residential property during the most recent twelve months of occupation.

(c) Each electric distribution and gas company, as defined in section 16-1 of the general statutes, heating fuel dealer, as defined in section 16a-23m of the general statutes, and other provider of electricity, natural gas or heating fuel shall maintain and make available to a residential property owner, free of charge, records of the energy consumption data...
for residential properties owned by said residential property owner for the preceding twelve months of occupation. The Public Utilities Regulatory Authority may authorize each electric distribution and gas company to recover its prudently incurred information technology costs associated with the collection and distribution of the energy consumption data made available to residential property owners pursuant to this subsection.

(d) If such residential property was unoccupied during part or all of the preceding twelve months, such records shall contain energy consumption data for the most recent twelve months of occupation.

(e) No electric distribution company, gas company, heating fuel dealer or other provider of electricity, natural gas or heating fuel shall disclose personally identifiable information in such records when the energy associated account owner and the residential property owner are not the same person.

(f) On and after July 1, 2021, every agreement to purchase residential property for which a Home Energy Label is required pursuant to this section shall include a requirement that the seller credit the purchaser with the sum of one thousand dollars at closing should the seller fail to furnish the information required under subsection (b) of this section.

This act shall take effect as follows and shall amend the following sections:

<table>
<thead>
<tr>
<th>Section</th>
<th>Effective Date</th>
<th>Amendment</th>
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<tbody>
<tr>
<td>Section 1</td>
<td>July 1, 2021</td>
<td>22a-200a(a)</td>
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<tr>
<td>Sec. 2</td>
<td>July 1, 2021</td>
<td>New section</td>
</tr>
<tr>
<td>Sec. 3</td>
<td>October 1, 2021</td>
<td>New section</td>
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<tr>
<td>Sec. 4</td>
<td>October 1, 2021</td>
<td>New section</td>
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**Statement of Purpose:**
To implement the Governor's budget recommendations.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]