



General Assembly

Substitute Bill No. 882

January Session, 2021



AN ACT CONCERNING CLIMATE CHANGE MITIGATION AND HOME ENERGY AFFORDABILITY.

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

1 Section 1. Subsection (a) of section 22a-200a of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective July 1,*
3 *2021*):

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

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

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

9 (3) Not later than January 1, 2040, to a level of zero per cent from
10 electricity supplied to electric customers in the state;

11 ~~[(3)]~~ (4) Not later than January 1, 2050, to a level at least eighty per
12 cent below the level emitted in 2001; [.] and

13 ~~[(4)]~~ (5) All of the levels referenced in this subsection shall be
14 determined by the Commissioner of Energy and Environmental
15 Protection.

16 Sec. 2. (NEW) (*Effective October 1, 2021*) (a) (1) As used in this section,
17 "Home Energy Label" means (A) a United States Department of Energy
18 Home Energy Score, (B) a Home Energy Rating System Index Score, or
19 (C) an ENERGY STAR Score.

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

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

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

39 (c) Each electric distribution and gas company, as defined in section
40 16-1 of the general statutes, heating fuel dealer, as defined in section 16a-
41 23m of the general statutes, and other provider of electricity, natural gas
42 or heating fuel shall maintain and make available to a landlord, free of
43 charge, records of the energy consumption data for dwelling units
44 owned, leased or subleased by said landlord for the preceding twelve
45 months of occupation. The Public Utilities Regulatory Authority may
46 authorize each electric distribution and gas company to recover its
47 prudently incurred information technology costs associated with the

48 collection and distribution of the energy consumption data made
49 available to landlords pursuant to this subsection.

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

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

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

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

69 (3) An appeal shall be instituted not later than thirty days after the
70 mailing of notice of such assessment by filing a petition to reopen
71 assessment, together with an entry fee in an amount equal to the entry
72 fee for a small claims case pursuant to section 52-259 of the general
73 statutes, at the superior court facility designated by the Chief Court
74 Administrator, which shall entitle such person to a hearing in
75 accordance with the rules of the judges of the Superior Court.

76 (4) The remedies in this subsection shall be in addition to any other
77 remedies available at law, or in equity, to any person. This section shall
78 not be construed to limit or restrict the authority of any state or local

79 housing or health code enforcement agency.

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

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

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

91 (2) Notwithstanding the provisions of subdivision (1) of this
92 subsection, a residential property owner may provide, wherever such
93 residential property is publicly listed for sale, the: (A) Total monthly
94 costs of electricity, natural gas or heating fuel for such residential
95 property during the most recent twelve months of occupation; (B) total
96 monthly amounts of electricity, natural gas or heating fuel consumed
97 for such residential property during the most recent twelve months of
98 occupation; (C) average costs of electricity, natural gas or heating fuel
99 for such residential property during the most recent twelve months of
100 occupation; and (D) average monthly amounts of electricity, natural gas
101 or heating fuel consumed for such residential property during the most
102 recent twelve months of occupation.

103 (c) Each electric distribution and gas company, as defined in section
104 16-1 of the general statutes, heating fuel dealer, as defined in section 16a-
105 23m of the general statutes, and other provider of electricity, natural gas
106 or heating fuel shall maintain and make available to a residential
107 property owner, free of charge, records of the energy consumption data
108 for residential properties owned by said residential property owner for
109 the preceding twelve months of occupation. The Public Utilities

110 Regulatory Authority may authorize each electric distribution and gas
111 company to recover its prudently incurred information technology costs
112 associated with the collection and distribution of the energy
113 consumption data made available to residential property owners
114 pursuant to this subsection.

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

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

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2021</i>	22a-200a(a)
Sec. 2	<i>October 1, 2021</i>	New section
Sec. 3	<i>October 1, 2021</i>	New section

ET *Joint Favorable Subst.*