

Energy Disclosure Impact Report

April 2022 through December 2024

About Energy Disclosure

Energy disclosure seeks to motivate single-family homeowners to complete home energy improvements by providing information at the time of sale.

Every home listed for sale presents an opportunity for re-investment. Energy improvements, such as sufficient attic insulation or a high-efficiency heating system, can provide significant savings and comfort benefits while increasing home value. However, energy improvements are rarely included in the traditional real estate process.

The Bloomington Time-of-Sale (TOS) energy disclosure policy helps close the gap by providing energy performance information to homebuyers. This information makes it easier for homebuyers to understand a home's energy performance and access resources to make recommended energy improvements. Beyond the policy, programming through a partnership between the City of Bloomington and Center for Energy and Environment (CEE) provides quality assurance and other activities to advance the policy's goals. CenterPoint Energy supported program outreach through 2023.

Budget

Year	2022	2023	2024
City of Bloomington	\$15,000	\$15,000	\$15,000
CenterPoint Energy	\$15,000	\$15,000	\$0

Evaluation

Year	2022	2023	2024
Homes evaluated	800	1,000	900
Total: 2,700			

Energy Disclosure in Time of Sale Inspections

Every home listed for sale in Bloomington must receive a Time-of-Sale (TOS) inspection to assess the building's health and safety. With the introduction of energy disclosure in April 2022, TOS inspectors now collect additional data related to a home's energy efficiency. CEE generates an Energy Disclosure Report for each home based on that data.

The Energy Disclosure Report is included in the full TOS Report. The TOS Report is publicly available and must be disclosed at showings and closing. Each Energy Disclosure Report is also easily accessible on CEE's website at mncee.org/FindYourScore.

Policy Goals

Increase the visibility and value of home energy efficiency improvements.

Motivate homeowners to complete recommended energy improvements.

Support future City initiatives with energy data on the local housing stock.

Energy Efficiency Trends in Our Housing Stock

Energy disclosure expands the available data on the Bloomington housing stock and identifies opportunities to improve energy efficiency. Between 2022 and 2024, the dataset shows measurable shifts in key efficiency indicators, such as an increased presence of high-efficiency heating systems and improved average energy scores, suggesting that Energy Disclosure is influencing homeowner awareness and investment decisions.

According to the energy disclosure inspection data:

1 out of **2** homes have inadequate insulation

1 out of **3** homes have old or inefficient heating systems

From 2022 to 2024:

- The share of homes with high-efficiency furnaces or boilers **increased by 10%**, demonstrating a clear upward trend in the adoption of efficient heating systems.
- **Half of all water heaters and air conditioning systems** inspected were past their typical lifespans, highlighting continued opportunities for targeted efficiency upgrades.
- The average energy score **increased from 72 to 77**, reflecting progress in home energy efficiency improvements.

Energy Improvements Completed (2022–2023)

Program impact can be gauged by comparing residences with TOS reports to residences that completed rebate-eligible insulation and heating system improvements. Households that received a TOS inspection between April 2022 and December 2023 are included. CenterPoint Energy provided rebate data through August 2024 to track which TOS households submitted efficiency rebate applications.

TOS households completed 93 energy improvements during the reporting period. Of these households...

27 completed an attic or wall insulation project

66 installed high-efficiency heating systems

Energy and Bill Savings

Energy improvements completed by TOS households from April 2022 through December 2023 have saved 1,970 dekatherms* of energy during the reporting period. **These energy savings translate to:**

Over \$17,000 in energy bill savings to residents.

1,600 fewer metric tons of CO₂ equivalent. This is the same as eliminating emissions from over 265,000 miles in a gas-powered car.

*A dekatherm is a unit of energy primarily used to measure natural gas use. The average Minnesota home uses 68 dekatherms of gas for heating annually.

Program Elements

Ongoing programming is key to support and advance the goals of energy disclosure.

Program elements include:



Energy Disclosure Reporting

CEE generates Energy Disclosure Reports to provide expert guidance to home sellers, buyers, and real estate professionals on cost-effective opportunities to increase a home's energy efficiency. Each report includes an energy score from 0 to 100, a prioritized list of recommended energy improvements, cost and savings ranges, and contact information for energy advisors to discuss next steps.



Quality Assurance

CEE reviews the energy data that is reported from independent TOS evaluators and partners with the City to ensure data accuracy and quality.



Consumer Engagement

CEE and the City collaborate on outreach campaigns to the public and new homeowners to build awareness of Energy Disclosure Reports and explain the benefits of making energy improvements.



Real Estate Engagement

CEE engages with real estate professionals and organizations to promote awareness of energy disclosure and the value of addressing energy efficiency with their clients.



Energy Advisors

CEE has energy advisors on staff to help homeowners make energy improvements. Energy advisors can answer questions, schedule estimates with rebate-eligible contractors, connect homeowners to financing, and help with understanding the various incentives available.

Example Energy Disclosure Report

Energy Disclosure Report

Home Profile
 1234 Spruce St.
 Bloomington, MN 55555
 Home Age: 10-20 yrs
 Number of stories: 1
 Heat type: 120/14

Energy Score

0 (Inefficient House) **64** (Average Bloomington Energy Score) 100 (Efficient House)

Home Energy Summary
 Comparing energy improvements with these improvement goals will make a greater difference in your home's overall energy efficiency. Homes can earn energy badges for completed improvements. To learn more, visit mncee.org/TOS or contact a Free Energy Advisor.

Energy Improvements to Consider	Improvement Points	Typical Cost	Incentives Up To	Yearly Bill Savings
Attic Insulation Air seal and insulate your attic. Improves your home's energy efficiency. Higher-scoring homes are efficient. Energy efficiency makes homes more comfortable, lowers energy bills, and can lead to 2% to 7% greater resale value. This report lists practical and cost-effective energy improvements that produce significant energy savings. Financing and rebates are available. The City of Bloomington and CenterPoint Energy have options to help with upfront costs. Need more information or advice? Contact the Free Energy Advisor service at 651-328-4225 or energydisclosure@mncee.org .	23	\$2,000 - \$5,000 \$2,000 tax credit	\$1000	\$100 - \$300
Upgrade your Furnace Energy Badge earned: "Your Home has efficient wall insulation."	13	\$5,000 - \$6,000 \$5,000 tax credit	\$1000	\$100 - \$300
Water Heater All single-pane windows have storm windows.				

Next Step: Contact an Energy Advisor

An Energy Advisor can help:

- Answer your questions
- Connect you to financing and utility rebates
- Refer you to trusted contractors

Prioritized Energy Improvements

Attic Insulation 23 improvement points
 Air seal and insulate your attic to improve the comfort of your home. Air leaks allow air from outside your house to enter the attic, potentially causing comfort issues, ice dams and moisture issues. Sealing these leaks and adding insulation will improve your home's durability and save energy. Contact an Energy Advisor to learn more and get help with next steps.

Heating System 13 improvement points
 Upgrade your furnace. Your furnace is near the end of its useful life (10-15 years). The best solution is to replace your furnace now, so it doesn't stop working when you need it most. The replacement is most efficient when you have an efficiency rating of at least 90%, and an electronically controlled gas valve (ECM). This upgrade will maximize your heating system's capacity, reduce combustion gases from your home, and maximize your energy savings.

Additional Energy Improvements

Water Heater
 Replace your water heater. Your water heater is old enough to consider a replacement before it fails. Modern heat pump technology is an energy efficient option that offers greater functionality than traditional air conditioning. Heat pumps can provide energy efficient heating in addition to cooling. Ask a licensed contractor to install a heat pump or an air conditioner made with a SEER efficiency rating of 16 or higher.

This home has energy efficient wall insulation.

The energy inspection of this home found efficient levels of wall insulation. The benefits include:

- Better comfort** — efficient wall insulation helps homes stay warmer in the winter and cooler in the summer.
- Lower energy bills** — efficient wall insulation saves up to \$400 a year on heating and cooling.

For more information visit mncee.org/ehf.

Energy Badge Earned
 Wall Insulation

Energy Badges are delivered by Center for Energy and Environment, a local energy nonprofit.

CEE
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