

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1145 Session of 2011

INTRODUCED BY HUGHES, JUNE 30, 2011

REFERRED TO URBAN AFFAIRS AND HOUSING, JUNE 30, 2011

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, providing for residential
3 real estate sellers to provide an energy audit of property
4 and for duties of the State Real Estate Commission.

5 The General Assembly of the Commonwealth of Pennsylvania
6 hereby enacts as follows:

7 Section 1. Title 68 of the Pennsylvania Consolidated
8 Statutes is amended by adding a chapter to read:

9 CHAPTER 74

10 ENERGY AUDITS

11 § 7401. Definitions.

12 The following words and phrases when used in this chapter
13 shall have the meanings given to them in this section unless the
14 context clearly indicates otherwise:

15 "Blower door test." A calibrated blower door test used to
16 determine a residence's airtightness, which addresses areas such
17 as:

18 (1) Reducing energy consumption due to air leakage.

19 (2) Avoiding moisture condensation problems.

1 (3) Avoiding uncomfortable drafts caused by cold air
2 leaking in from the outdoors.

3 (4) Preventing indoor air pollution.

4 § 7402. Energy audit.

5 (a) General rule.--Any seller who intends to transfer an
6 interest in residential real property shall provide to the buyer
7 an energy audit. The energy audit shall include the following
8 information:

9 (1) Whether existing insulation is sufficient and areas
10 in need of additional insulation.

11 (2) Whether existing insulation was installed correctly
12 and its effectiveness.

13 (3) The presence of abnormally hot electrical
14 connections or components.

15 (4) Locations where heat is being created by excessive
16 friction.

17 (5) Whether heat is being lost and any air leakage.

18 (6) The presence of any roof leaks.

19 (7) An assessment of airtightness.

20 (8) Any moisture condensation problems.

21 (9) An assessment of air quality.

22 (10) Whether there are unsealed cracks or openings.

23 (11) An itemized estimate of the cost to repair
24 deficiencies.

25 (12) Itemized expected savings from repairing the found
26 deficiencies.

27 (b) Form.--A form for use in the conduct of energy audits
28 that satisfies the requirements of this chapter shall be
29 promulgated by the State Real Estate Commission.

30 § 7403. Conduct of energy audit.

1 An energy audit requires:

2 (1) An examination of each room of a residence.

3 (2) An examination of past utility bills.

4 (3) A determination of the size of the residence and its
5 features.

6 (4) A blower door test.

7 (5) A thermographic scan to detect thermal defects and
8 air leakage in the residence and to detect abnormally hot
9 electrical connections or components and the heat created by
10 excessive friction.

11 § 7404. Energy auditors.

12 Energy audits under this chapter must be conducted by an
13 energy auditor who is listed on the registry established under
14 66 Pa.C.S. § 2806.2(a) (relating to energy efficiency and
15 conservation).

16 § 7405. Delivery of energy audit.

17 A signed and dated copy of the energy audit shall be
18 delivered to a buyer prior to the signing of an agreement of
19 transfer by the seller and buyer with respect to the property.

20 Section 2. This act shall take effect in 60 days.