

HOUSE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Joseph W. McGonagle, Jr.

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to housing information.

PETITION OF:

NAME:

Joseph W. McGonagle, Jr.

DISTRICT/ADDRESS:

28th Middlesex

HOUSE No.

By Mr. McGonagle of Everett, a petition (subject to Joint Rule 12) of Joseph W. McGonagle, Jr., relative to home energy audits and labeling by home inspectors. Consumer Protection and Professional Licensure.

The Commonwealth of Massachusetts

**In the One Hundred and Ninetieth General Court
(2017-2018)**

An Act relative to housing information.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Section 1: Chapter 13 of the General Laws is hereby amended by inserting after section
2 97 the following section:

3 Section 97A. The board of registration of home inspectors, in consultation with the state
4 board of building regulations and standards, the executive office of energy and environmental
5 affairs and the energy efficiency advisory council, shall develop requirements and adopt
6 regulations to require home inspectors to be certified in home energy audits and labeling, and
7 such audits and labeling will be included as part of standard home inspections as requested by
8 home buyers. This energy audit and label information shall be made available to both the buyer
9 and seller prior to the closing date on any home sale transaction. This audit and label shall also
10 be made available to the department of energy resources and for listing on the MLS. MassSave
11 or related utility programs conducting home energy audits shall include the same audit and

12 labeling standards. This procedure shall be in effect within one year of enactment of this
13 legislation.

14 Within thirty days of enactment, the office of consumer affairs and business regulation,
15 the board of registration for home inspectors and the department of energy resources will
16 convene a stakeholder group including home inspectors, realtors, home builders and energy
17 efficiency advocates to determine the criteria for certification of home inspectors on energy
18 efficiency audits and labels. this stakeholder group will also be responsible for developing the
19 elements of a home energy audit and a universal labeling protocol.