



To: Senate Finance Committee

February 23, 2018

Vermont REALTORS® represents approximately 1700 real estate agents who work directly for the citizens and property owners of Vermont. We have been working with Efficiency Vermont and Richard Feasy on several projects including our Green Symposium and S.118.

Energy Labelling Pamphlet

We support §62 DISCLOSURE OF INFORMATIONAL MATERIAL; SINGLE FAMILY DWELLINGS. We have worked with Efficiency Vermont over the past 2 years to develop the energy labelling brochure. We have added a clause to section 34 of our Purchase and Sales Agreement to confirm in writing that the document has been delivered. We have polled members and the document is being widely used already prior to passage of S.118. Feedback has been positive so far.

Multi-Unit Energy Aggregation

We are opposed to the inclusion of §63. MULTIUNIT BUILDINGS; ACCESS TO AGGREGATED DATA as written. The intention of creating the opportunity to measure energy usage is well taken but we recommend removing this portion so that we can continue with the commercial working group to come up with acceptable language. Our concerns are timelines and processes for the “opt out” section due to the complexity of privacy. The utilities are already protecting the private information, so we believe that the combination of educating landlords and a clearer easier to comply with process to work with utilities will be the best route forward. A far more logical way to accomplish the goal may be to include an “opt in” clause in leases prior to moving in or at renewal as it would prevent many challenges.

Unrepresented Sellers

A flaw with S.118 is that it does not address unrepresented sellers. The bill states that “seller shall provide” the energy labelling disclosure but without education the unrepresented sellers will not comply. It is assumable that a real estate attorney at closing will notice the lack of documentation but due to the 72-hour window of disclosure they will have already broken the law.

Thank you,
Matthew Musgrave
Government Affairs Director