

Proposed Language Revisions to H.547, Montpelier’s Charter Change

May 9, 2019

H. 547 Original Bill Language:

(D) Enact ordinances enforcing minimum energy efficiency standards and disclosure requirements, for existing and new commercial and residential properties, that are generally consistent with State, federal, and other energy efficiency standards and reporting systems.

Revised language after the 5/8/19 House Gov Ops hearing:

(D) Enact ordinances that regulate and enforce ~~minimum energy efficiency standards and disclosure requirements for existing and new commercial and residential buildings. The energy efficiency standards will be no lower than those established by the State.~~

These changes would remove any rental energy standards requirements and focus only on energy efficiency information disclosure. With this charter change and ensuing ordinance, this approach would allow Montpelier to pave the way for Vermont communities to make energy visible, allow buyers to see the expected energy costs of the property they are buying or renting, and better value energy investments. Energy transparency will help real estate markets work more effectively while providing consumer protection.

If H.547 passes, Montpelier will embark on a robust and inclusive stakeholder process, that will include at least the following stakeholders:

- Montpelier City Council and Staff
- Montpelier Housing Task Force
- Montpelier Housing Trust Fund Board
- Social and Economic Justice Advisory Committee
- Montpelier Energy Advisory Committee
- Downstreet Housing and Community Development
- Vermont Realtors
- Rental property owners
- Building Performance Professionals Association
- Efficiency Vermont
- Capstone Community Action
- Interested citizens and business owners

The process and timeframe for moving disclosure forward will look like the following:

Process	Timeframe
Develop and coordinate a series of public and smaller group discussions involving representatives from all stakeholders	Summer – Fall 2019
Further vet the potential ordinance options and listen to stakeholder input, ideas and reactions. Involve City staff in ordinance mechanics development.	Fall 2019 – Winter 2020
Draft specific ordinance language based on stakeholder feedback and discuss in open City Council meetings before voting on the final ordinance language.	Winter 2020
Disclosure mechanics testing and training	Winter – Spring 2020
Roll-out	Summer-Fall 2020