



General Assembly

January Session, 2025

Raised Bill No. 6925

LCO No. 3910



Referred to Committee on ENERGY AND TECHNOLOGY

Introduced by:
(ET)

***AN ACT CONCERNING THE ESTABLISHMENT OF THE
CONNECTICUT HOME ENERGY LABEL AND A TRAINING PROGRAM
FOR ENERGY EFFICIENCY AUDITORS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (NEW) (*Effective October 1, 2025*) (a) As used in this section:
2 "Connecticut home energy label" or "label" means a label developed by
3 the Commissioner of Energy and Environmental Protection that
4 provides a score regarding the energy efficiency of a dwelling unit and
5 is consistent with nationally recognized ratings for energy efficiency,
6 including the United States Department of Energy Home Energy score,
7 the Home Energy Rating System Index score and the Energy Star score.
- 8 (b) (1) In developing the Connecticut home energy label, the
9 commissioner shall consider factors including, but not limited to, the (A)
10 cost effectiveness of the labeling process, (B) ability of the owner of a
11 dwelling unit to conduct the labeling process and generate a label for
12 the dwelling unit without outside or professional assistance, (C) clarity
13 of the information the label provides regarding the dwelling unit's
14 estimated energy efficiency, (D) standardization of the label, (E) ability

15 of the label to integrate information generated by existing nationally
16 recognized ratings, and (F) accuracy and reliability of the label.

17 (2) In developing the label, the commissioner shall provide an
18 opportunity for public comment.

19 (c) (1) A municipality may require an owner of a dwelling unit
20 located in the municipality, upon (A) listing such dwelling unit for sale
21 through a multiple listing service, real estate brokers' organization or
22 other service, organization or facility relating to the business of selling
23 dwelling units, including private listing services, or (B) offering such
24 dwelling unit for sale through means other than those specified in
25 subparagraph (A) of this subdivision, to provide a Connecticut home
26 energy label for such dwelling unit to any prospective purchaser of the
27 dwelling unit upon the prospective purchaser's request or prior to the
28 execution of any purchase agreement concerning the dwelling unit.

29 (2) A municipality may require a landlord of a dwelling unit located
30 in the municipality, upon (A) listing any such dwelling unit for rent
31 through a multiple listing service, real estate brokers' organization or
32 other service, organization or facility related to the business of selling or
33 renting dwelling units, including private listing services, or (B) offering
34 any such dwelling unit for rent through a means other than those
35 specified in subparagraph (A) of this subdivision, to provide a
36 Connecticut home energy label for the dwelling unit to any prospective
37 tenant at the tenant's request or prior to the tenant's signing of a lease
38 for the dwelling unit.

39 (3) The provisions of this subsection shall apply on and after (A) July
40 1, 2026, or (B) thirty days after the commissioner's public release of the
41 Connecticut home energy label, whichever is later, to any municipality
42 that adopts an ordinance requiring the disclosure of a Connecticut home
43 energy label pursuant to subdivision (1) or (2) of this subsection.

44 (4) The provisions of this section shall not apply to: (A) The rental of
45 any dwelling unit for which rent payments include a fixed amount for

46 all charges for electricity, natural gas or heating fuel, as defined in
47 section 16a-23m of the general statutes; (B) any dwelling unit in any
48 building occupied by the landlord of such building as a residence; (C)
49 any dwelling unit that was constructed on or after January 1, 2000; (D)
50 the sale of any dwelling unit in connection with a foreclosure action,
51 including a deed in lieu of foreclosure; (E) a trustee's sale of a dwelling
52 unit; or (F) any preforeclosure sale in which a seller has reached an
53 agreement with the mortgage holder to sell a dwelling unit for an
54 amount less than the amount owed on the mortgage for such dwelling
55 unit.

56 (d) (1) Any municipality that elects to adopt an ordinance concerning
57 the disclosure of labels pursuant to this section may, by ordinance,
58 establish a civil penalty payable to such municipality for a violation of
59 this section, provided such civil penalty shall not exceed five hundred
60 dollars for a first violation and one thousand dollars for any subsequent
61 violation.

62 (2) Any person assessed any civil penalty under subdivision (1) of
63 this subsection may appeal such assessment to the Superior Court not
64 later than thirty days after the mailing date of the notice of such
65 assessment by filing a petition to reopen the assessment, together with
66 an entry fee equal to the entry fee for a small claims case under section
67 52-259 of the general statutes, at the Superior Court facility designated
68 by the Chief Court Administrator. Such petition shall entitle such person
69 to a hearing under the rules of the judges of the Superior Court.

70 (3) The remedies in this subsection shall be in addition to any other
71 remedies available at law, or in equity, to any person. This section shall
72 not be construed to limit or restrict the authority of any state or local
73 housing or health code enforcement agency.

74 Sec. 2. Section 47a-1 of the general statutes is repealed and the
75 following is substituted in lieu thereof (*Effective October 1, 2025*):

76 As used in this chapter, sections 47a-21, 47a-23 to 47a-23c, inclusive,

77 47a-26a to 47a-26g, inclusive, 47a-35 to 47a-35b, inclusive, 47a-41a, 47a-
78 43, [and] 47a-46 and section 1 of this act:

79 (a) "Action" includes recoupment, counterclaim, set-off, cause of
80 action and any other proceeding in which rights are determined,
81 including an action for possession.

82 (b) "Building and housing codes" include any law, ordinance or
83 governmental regulation concerning fitness for habitation or the
84 construction, maintenance, operation, occupancy, use or appearance of
85 any premises or dwelling unit.

86 (c) "Dwelling unit" means any house or building, or portion thereof,
87 which is occupied, is designed to be occupied, or is rented, leased or
88 hired out to be occupied, as a home or residence of one or more persons.

89 (d) "Landlord" means the owner, lessor or sublessor of the dwelling
90 unit, the building of which it is a part or the premises.

91 (e) "Owner" means one or more persons, jointly or severally, in whom
92 is vested (1) all or part of the legal title to property, or (2) all or part of
93 the beneficial ownership and a right to present use and enjoyment of the
94 premises and includes a mortgagee in possession.

95 (f) "Person" means an individual, corporation, limited liability
96 company, the state or any political subdivision thereof, or agency,
97 business trust, estate, trust, partnership or association, two or more
98 persons having a joint or common interest, and any other legal or
99 commercial entity.

100 (g) "Premises" means a dwelling unit and the structure of which it is
101 a part and facilities and appurtenances therein and grounds, areas and
102 facilities held out for the use of tenants generally or whose use is
103 promised to the tenant.

104 (h) "Rent" means all periodic payments to be made to the landlord
105 under the rental agreement.

106 (i) "Rental agreement" means all agreements, written or oral, and
107 valid rules and regulations adopted under section 47a-9 or subsection
108 (d) of section 21-70 embodying the terms and conditions concerning the
109 use and occupancy of a dwelling unit or premises.

110 (j) "Roomer" means a person occupying a dwelling unit, which unit
111 does not include a refrigerator, stove, kitchen sink, toilet and shower or
112 bathtub and one or more of these facilities are used in common by other
113 occupants in the structure.

114 (k) "Single-family residence" means a structure maintained and used
115 as a single dwelling unit. Notwithstanding that a dwelling unit shares
116 one or more walls with another dwelling unit or has a common parking
117 facility, it is a single-family residence if it has direct access to a street or
118 thoroughfare and does not share heating facilities, hot water equipment
119 or any other essential facility or service with any other dwelling unit.

120 (l) "Tenant" means the lessee, sublessee or person entitled under a
121 rental agreement to occupy a dwelling unit or premises to the exclusion
122 of others or as is otherwise defined by law.

123 (m) "Tenement house" means any house or building, or portion
124 thereof, which is rented, leased or hired out to be occupied, or is
125 arranged or designed to be occupied, or is occupied, as the home or
126 residence of three or more families, living independently of each other,
127 and doing their cooking upon the premises, and having a common right
128 in the halls, stairways or yards.

129 Sec. 3. (NEW) (*Effective October 1, 2025*) Not later than October 1, 2026,
130 the Commissioner of Energy and Environmental Protection shall
131 develop and implement a training program for energy efficiency
132 auditors. Such training program shall teach such energy efficiency
133 auditors the technical skills necessary to provide a Connecticut home
134 energy label, as defined in subsection (a) of section 1 of this act, for a
135 dwelling unit.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2025</i>	New section
Sec. 2	<i>October 1, 2025</i>	47a-1
Sec. 3	<i>October 1, 2025</i>	New section

Statement of Purpose:

To establish a (1) standard, easy-to-understand labeling system to inform consumers of the energy efficiency and usage of a dwelling unit, and (2) training program for energy efficiency auditors.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]