



The City of Austin Energy Conservation and Disclosure Ordinance becomes effective on June 1, 2009 and was approved as a measure to improve the energy efficiency of homes and buildings in the city of Austin. Click here to view Ordinance [No 20081106-047](#).

QUICK FACTS

What does the new ordinance require?

The ordinance requires homeowners in Austin to obtain an energy audit and disclose the audit findings prior to their property being sold and closed.

Who can perform the energy audits?

The ordinance requires that audits be performed by professionals that are certified by either the Building Performance Institute (BPI) or Residential Energy Services Network (RESNET) and who are registered with Austin Energy as approved contractors for this program.

When do the audits need to be completed?

The energy audit must be completed before closing.

Once completed, how long does an audit last?

Audits last for 10 years.

Are there any exemptions or variances?

Yes. Homes meeting any one of the following conditions do not need an audit. The home:

- Is less than 10 years old at the time of sale
- Has received at least three energy-efficiency improvements or a total of \$500 in rebates through [Austin Energy residential energy-efficiency offerings](#) within 10 years before the sale
- Has received [free energy-efficiency improvements](#) through [Austin Energy residential energy-efficiency offerings](#) within 10 years before the sale
- Is a condominium
- Is manufactured housing (a mobile home) built on a permanent chassis and designed for use without a permanent foundation.
- Changes ownership and the transfer of the title occurs under one of the following:
 - Foreclosure sale, trustee's sale, or deed in lieu of foreclosure
 - Pre-foreclosure sale, in which the seller reached an agreement with the mortgage holder to sell the property for an amount less than the amount owed on the mortgage
 - Threat or exercise of eminent domain
 - Gift from one family member to another family member without consideration
 - Court order or probate proceedings
 - Decree of legal separation or dissolution of marriage or property settlement agreement incidental to such a decree