

DISCLOSURE FACT SHEET FOR CONSUMERS

Residential Energy Consumption and Energy-Efficiency Information

In 2008, the Montgomery County Council passed legislation (County Council Bill 31-07) requiring that home sellers provide an energy cost and consumption history along with information on the benefits of home energy audits and energy-efficiency improvements.

The bill is intended to ensure that you, the home buyer, are informed of the home's energy performance before you buy, and is meant to help you take advantage of options to finance energy efficiency improvements at the time of sale.

When Did the Requirement Take Effect?

January 1st, 2009

What Types of Property Does the Law Apply to?

Owner-occupied single Family Homes and Condos which are individually metered by electricity or natural gas utilities.

What Does the Law Require of the Seller?

Before signing a contract for a home:

- THE SELLER must provide copies of applicable electricity, gas, and home heating oil bills, or a cost and usage history for the 12 months immediately prior to the sale unless the home was previously unoccupied for the entire 12 month period. The seller must provide the buyer with the required information for the part of the prior 12 months, if any, the single-family home was occupied.
- THE SELLER must provide the buyer with information, approved by the Montgomery County Department of Environmental Protection, to assist home buyers in making energy-conservation decisions. Includes information on:
 - The benefits of home energy audits, such as information on [Maryland Home Performance](#) with ENERGY STAR
 - Energy-efficiency improvements (e.g., insulation, home sealing, heating and cooling, lighting energy-efficiency, and financing options).

How Often Must the Information be Updated?

It is recommended that the seller compile the information at the time of listing, the information then may only be updated every 6 months that the home is on the market.

Where can I get Energy-Efficiency Information?

DEP and GCAAR developed a [webpage](#) listing key information on energy audits, energy-efficiency information, financing and other information to help prospective homeowners understand what opportunities are available.

Who Enforces the Law?

The Montgomery County Office of Consumer Protection enforces the law.

Who Should I Contact for More Information?

[GCAAR, Information on Real Estate Disclosure Forms and Information:](#)

301-590-2000

gcaarstaff@gcaar.com

Montgomery County [Department of Environmental Protection](#), Disclosure Requirements
and Energy-Efficiency Information:

240-777-7700

askdep@montgomerycountymd.gov

Montgomery County [Office of Consumer Protection](#), Enforcement Information

240-777-3636

ConsumerProtection@montgomerycountymd.gov