



What is Home Energy Labelling at Time of Sale

When the homeowner decides to sell their home, they request a home energy assessment to be conducted by a Natural Resources Canada Certified Energy Advisor. The energy assessment takes into account the heating and hot-water systems, insulation levels, windows, doors, ventilation and includes a blower door test to determine overall air leakage. Computer modeling is performed by the Certified Energy Advisor to produce a report summarizing the home's energy efficiency. The homeowner is provided with an initial *EnerGuide for Houses Rating*.

An EnerGuide rating shows a standard measure of your home's energy performance. It shows you and potential buyers how energy efficient your home is.

The home's energy efficiency level is rated on a scale of 0 to 100. A rating of 0 represents a home with major air leakage, no insulation and extremely high energy consumption. A rating of 100 represents a house that is airtight, well insulated, sufficiently ventilated and requires no purchased energy on an annual basis. A new home built to code in 2010 in BC should be built to EnerGuide 77.

Key Benefits of Home Energy Labeling at the Time of Sale:

Consumer Benefits

Provides Full and Frank Disclosure:

- ❖ Homebuyers get independent, third party information about home energy costs ('second price tag') - similar to car and appliance labeling

Reward Energy Efficiency:

- ❖ Energy-efficient homes increase in salability and value
- ❖ Homebuyers qualify for green mortgages and other incentives
- ❖ Homeowners benefit from an average 20-30% post-retrofit savings on energy bills

Social Benefits

- ❖ Environment: reduces carbon emissions, improves air quality
- ❖ Energy: helps create 'conservation culture', reduces need for energy supply infrastructure
- ❖ Job and business opportunities: stimulates local employment in 'green-collar' home energy retrofit sector and increases household spending power by reducing energy bills
- ❖ Market transformation: establishes energy efficiency in the mainstream real estate market

Home energy labeling at time of sale is being advanced in Europe, the USA, Australia, the UK and other countries around the world.

