

Prince George's County Council Agenda Item Summary

Meeting Date: 7/24/2012
Reference No.: CB-025-2012
Draft No.: 2
Proposer(s): Patterson
Sponsor(s): Patterson, Davis, Franklin, Lehman
Item Title: An Act requiring a seller to provide information relating to certain utility bills and opportunities for home energy efficiency improvements to a buyer before signing a contract for sale of a single family home; requiring the Department of Environmental Resources to evaluate options to encourage homeowners to conduct home energy audits; reporting requirements; and generally relating to real property, energy, and environmental policy.

Drafter: Kathleen H. Canning, Legislative Officer
Resource Personnel: Ellis F. Watson, Chief of Staff

LEGISLATIVE HISTORY:

Date Presented:	5/1/2012	Executive Action:	8/3/2012 S
Committee Referral:	5/1/2012 - THE	Effective Date:	9/17/2012

Committee Action: 6/14/2012 - FAV(A)

Date Introduced: 6/19/2012
Public Hearing: 7/24/2012 - 10:00 AM

Council Action (1) 7/24/2012 - ENACTED
Council Votes: WC:A, DLD:A, MRF:A, AH:A, ML:A, EO:A, OP:A, IT:A, KT:A
Pass/Fail: P
Remarks:

AFFECTED CODE SECTIONS:

13-1106, 13-1107, 13-1108, 13-1109

COMMITTEE REPORTS:

Transportation, Housing and Environment Committee

Date 6/14/2012

June 14nd, 2012

Committee Vote: Favorable with Amendment, 5-0 (In favor: Council Members Olson, Patterson, Davis, Toles and Lehman)

CB-25-2012 concerns Utility Cost Disclosure and Home Energy Audits for the purpose of requiring a seller to provide information relating to certain utility bills and opportunities for home energy efficiency improvements to a buyer before signing a contract of sale of a single family home. The Legislative Officers provided a summary of Proposed Draft 2 of the bill and referral comments that were received and provided additional information to the Committee in response to questions by members.

The Committee heard from Samuel Wynkoop, Director of Environmental Resources, and Brad Frome, Deputy Chief

of Staff, Office of the County Executive, who provided additional information and spoke in support of this legislation. The Prince George's Realtors Association also spoke in support of this legislation.

The Committee adopted amendments are reflected in Draft 2 of CB-25-2012, including new definition for single-family dwellings, providing for seven (7) exemptions for the disclosure requirements, clarifying the duties and responsibilities of the seller of a single family property and reporting requirement by the Department. The Committee also adopted an amendment by Council Member Lehman to require the Department to provide information about the Federal Housing Authority Energy Efficient Mortgage program and Home Energy Rating system.

The Office of Law determined that CB-25-2012 was in proper legislative form.

The Office of Audits and Investigation indicated there may be a negative fiscal impact on the County as a result of adopting CB-25-2012.

BACKGROUND INFORMATION/FISCAL IMPACT:

(Includes reason for proposal, as well as any unique statutory requirements)

This bill requires sellers of single family homes to provide utility bills and/or information relating to the 12 month period prior to signing a contract for sale. The Department of Environmental Resources is required to evaluate options to encourage homeowners to conduct home energy audits. The Department of Environmental Resources is required to report on utility cost disclosure and home energy audits.

CODE INDEX TOPICS:

INCLUSION FILES:
