

HOME ENERGY RATINGS For Home Buyers

The New York State Energy Research and Development Authority (NYSERDA) is running a limited-time program where select home inspectors can provide home buyers with a no-cost home energy rating as a voluntary part of a pre-purchase inspection. These ratings can help guide renovation and upgrade decisions that many new home buyers make within the first year of ownership.

Benefits of Home Energy Ratings

- Promoting the home energy rating as part of a pre-purchase inspection aligns agents with today's buyers who are interested in sustainability and efficiency.
- Studies cited by the Department of Energy show that listings with a home energy rating or certification can sell more quickly and for five percent more than homes without an independent energy rating.
- A home energy rating will provide additional information regarding the home's insulation, heating and cooling, duct system and other energy efficiency features with minimal effort since the home inspector is already in the home and gathering information.
- After a new homeowner makes energy efficiency upgrades, a second no-cost rating or certification can be completed to document the energy efficient features of the home. Homeowners can choose to make their new independently verified home energy rating available for MLS listings when they sell the home.
- Additional mortgage and loan products are available from Fannie Mae, Freddie Mac, and others for homes that have a home energy rating.

Home Energy Ratings

Home energy ratings provide an easy-to-understand visual report that gives a home buyer insight into how a home performs in areas like insulation, air leakage, and heating and cooling efficiency. Each rating comes with a list of recommendations that support upgrades to increase the home's efficiency, comfort, and value.

U.S. Department of Energy's Home Energy Score and independent Pearl Home Certifications are being used for this program. The program is also equipping select residential contractors with home energy ratings to use as a consumer education and sales tool and to provide documentation about energy efficient features of a home.

Enable the Home Buyer

Home energy ratings provide a roadmap to energy efficiency upgrades and investment opportunities. They empower homeowners' remodeling decisions that include improving the energy efficiency of the home. Home energy efficiency improvements can make a home more affordable, comfortable, and sustainable. According to the *2019 REALTORS® & Sustainability Report*, most homeowners are interested in sustainability.

Locations

This limited time offer is available to home buyers in Erie County, Monroe County, and Queens. Pilot areas were selected after considering the real estate market, the residential contractors base, local demographic information and community involvement in energy efficiency initiatives.

Visit homecomfort.ny.gov or email HomeScore@nyserda.ny.gov