



MaineHousing Asset Management Notice: 2006-07
Issued: June 1, 2006

To: All Owners and Managers of MaineHousing Financed and/or
Administered Properties

From: Donna Baker, Director of Asset Management

Topics: Energy Efficiency Disclosure For Rental Units in Maine

During the 2006 Legislative session, the Legislature passed a law (P.L. 2005 Chapter 534) that establishes the energy efficiency disclosure form and suggested efficiency standards for rental units in Maine. The law will become effective on **August 23, 2006** (90 days after the end of the Legislative session). **Please note that this effective date is different than the effective date identified in the attached Fact Sheet.**

For your convenience, we have attached the following documents that provide detailed information about the new law, all of which may be found on the Public Utilities Commission website at www.state.me.us/mpuc (then click on "Forms & Applications" and "Forms for Businesses or the Public") or on the Maine State Housing Authority website at www.mainehousing.org.

- ◆ Energy Efficiency Disclosure Form for Rental Units in Maine Fact Sheet
- ◆ Energy Efficiency Disclosure Form for Rental Units in Maine
- ◆ Suggested Energy Efficiency Standards for Rental Units
- ◆ An Act Regarding Energy Efficiency Standards for Residential Rental Properties
- ◆ Report on Rental Property Efficiency Disclosure Form and Recommendations

Note: Those receiving this notice via conventional mail will not be sent the aforementioned attachments. The attachments can be retrieved from the websites provided above.

SUMMARY:

This new law requires that any landlord of residential property provide potential tenants a residential efficiency disclosure statement regarding information about the energy efficiency of the rental property. The landlord is required to provide the statement pertaining to energy

efficiency to any person who, in person, requests a copy of the statement and said statement is to be posted in a prominent location at the property being offered for lease or rent. The law further requires that upon entering into a contract with a tenant or prior to having received a deposit for the rental property, the landlord must provide the tenant the disclosure statement which must in turn be signed by the tenant. The signed disclosure statement will be retained by the landlord for a minimum of seven (7) years.

The disclosure statement will help prospective tenants make informed decisions about energy consumption prior to renting a property. In addition, the form and standards may result in improved energy efficiency over time, as landlords and renters become more knowledgeable about ways to improve building efficiencies. This law also requires the preparation of energy efficiency standards that are suggested for rental properties used as a primary residence. A landlord is not required to meet these standards; however, the standards provide guidance to landlords seeking to improve the efficiency of rental properties.

For additional information regarding this law and its requirements, please review the attached information. For additional information regarding how to obtain or use the disclosure statement, please contact the Public Utilities Commission's Consumer Assistance Division at 1-800-452-4699. For information about energy efficiency, call Efficiency Maine at 1-866-376-2463. Questions may also be directed to Peter Merrill or the appropriate Asset Manager at Maine State Housing Authority by calling 1-800-452-4668.

MaineHousing Asset Management Notice Process and Policy:

In order to significantly reduce the consumption of paper, notices are now sent via email to those who have e-mail addresses and, for the time being, via conventional mail for those who do not have e-mail capability. A great deal of information pertaining to the affordable housing industry can be found on-line and can be disseminated via e-mail. We strongly encourage all of our partners to acquire e-mail capability so as to make the sharing of information timely and efficient. It is also imperative that owners and managers who do have e-mail capability inform MaineHousing of any changes in the name of the contact person or e-mail address. Changes in contact information may be sent to the Asset Manager assigned to the property.

Each notice identifies the date issued and is assigned a notice number for future reference. The number of this particular notice is **2006-07**. The notices are posted on MaineHousing's website at www.mainehousing.org and can be located by notice number. To access this section, select the "partner information" tab at the left of the screen and then select "Asset Management Department Notices" at the right of the screen. The notice number is followed by a list of subjects addressed in the particular notice and a listing of attachments which can be accessed through the website.

Each notice is sent to all owners and managers of record. Although not all of the content of each notice affects all property and program types, MaineHousing believes it is most efficient

to send the information to all partners. The notices are divided into sections based on subject matter and each section identifies the intended audience. Notices are also accompanied by attachments related to the various topics addressed, if any. We strongly encourage recipients of the notices to review each section to determine if the information provided is pertinent to their type of property or program. If a recipient is unsure of how or if the information provided affects their particular property type, they should consult the Asset Manager assigned to their particular property or management company for clarification.
