

Amended Energy Audit Bill Passed – Not Yet In Effect

May 25, 2009 -- Provincial legislation, Bill 150, making home energy audits mandatory for home sellers, unless waived by buyers, has been passed; however, the Bill's requirements regarding home energy audits are NOT YET IN EFFECT and are not expected to take effect until 2010.

Background

As originally proposed, Bill 150 would have required home sellers to provide information, through standardized energy audits, about the home's energy efficiency to a buyer before they could sell the property to them. After TREB and OREA worked to raise concerns about this proposal, Bill 150 was amended to allow buyers to waive this requirement.

Next Steps

Now that Bill 150 has been passed, the Ministry of Energy and Infrastructure is working on preparing regulations that will outline the details on how the home energy audit requirement will be implemented. The home energy audit requirement will not take effect until these regulations are finalized, expected in 2010. TREB and OREA expect to work with the Ministry of Energy and Infrastructure to provide input on the regulations.

REALTOR® Efforts

REALTORS® have been instrumental in voicing concerns on this issue to the provincial government. In recent months, OREA coordinated a Call For Action from REALTORS® and the public, which resulted in thousands of emails, pointing out concerns, to the Minister and MPPs. TREB has coordinated this Call For Action with TREB Members, who have played a very significant role. Other TREB and OREA efforts have included:

- Meeting with the Minister of Energy and Infrastructure
- Meeting with key Ministry policy staff
- Meeting with the Premier's office
- Meeting with key Opposition Party MPPs
- Presentation to Legislative Committee
- Media relations efforts that have generated significant public attention and coverage of REALTOR® views

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