



Using the Vermont Home Energy Profile

Have you noticed the general lack of energy information available for homes compared to what is readily available for a miles-per-gallon (MPG) stickers for vehicles, ENERGY STAR ratings for efficient appliances and nutrition labels for food? The average consumer has limited access to comprehensive information on the energy performance of their home. Historically, home energy information has been invisible in real estate listings and home sales. The City aims to change this — giving potential owners a sense of home energy performance and costs by providing an intuitive and free tool to generate energy information and recommendations unique to each home. With the anticipated passage of the city's Home Energy Disclosure Ordinance, sellers will be required to generate and provide to potential buyers a [Vermont Home Energy Profile \(VHEP\)](#) label when listing a home for sale. The label is intended to provide key home energy insights for residents, sellers, realtors, and appraisers.

How to Create Your Profile

This no-cost, easy-to-use tool can create your custom label in four easy steps! You simply create your VHEP by registering a login, claim your home, and review and edit your home features (Figure 1). A homeowner can expect to spend 10-20 minutes filling out the tool to accurately generate a home energy profile.

To generate the profile, the tool combines automated energy modeling capabilities from ClearlyEnergy with data from publicly-available tax assessor databases and the Home Energy Labeling Information eXchange ([HELIX](#)) – a secure database that stores home energy labels, certifications, and solar PV data. The VHEP displays projected annual energy usage and costs, energy highlights, recommended measures and includes the option to supplement with utility bills and information about in-home assets to refine the cost estimate. The tool normalizes for weather, occupancy, and thermostat settings – factors that may cause the baseline estimate to not accurately reflect what you have entered into the VHEP.

The VHEP tool was developed with input from Montpelier residents - from development, to profile layout to a pilot test in the fall of 2020. The city took into account stakeholder feedback, made modifications, and improved the functionality and profile layout.

What to Expect When Selling Your Home

Once a homeowner or authorized authority completes the VHEP, the data is stored in HELIX. When a home is listed for sale, a copy of the profile will be provided to all licensed agents working on the seller's behalf, to all prospective buyers, and to the buyer at closing. In addition, the tool is available to Montpelier residents who may not be selling their home but are interested in understanding more about energy savings potential. This information is designed to enable more knowledgeable decisions about the full costs of operating homes and to motivate investments in home improvements that lower bills, reduce carbon emissions, and increase home comfort, safety, and health.

For more on Montpelier's Home Energy Information Ordinance and supporting tools, please reach out to Jasmine Benson, jbenson@montpelier-vt.org.

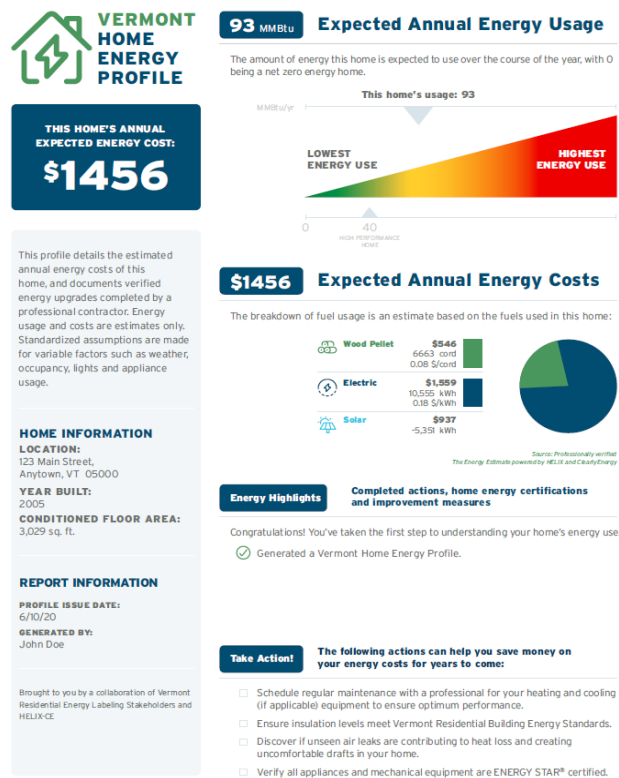


Figure 1: Front Page of the Vermont Home Energy Profile