

By Mr. King of Boston, petition of Melvin H. King and Richard P. Roche that provision be made for weatherization of multi-unit residential structures and protecting tenants from rising energy costs. Energy.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Eighty.

AN ACT TO PROMOTE ENERGY CONSERVATION THROUGH WEATHERIZATION OF MULTI-UNIT RESIDENTIAL STRUCTURES, AND TO PROTECT TENANTS, PARTICULARLY LOW-INCOME TENANTS, AND LANDLORDS FROM RISING ENERGY COSTS.

Be it enacted by the Senate and House of Representatives in General Court assembled and by the authority of the same, as follows:

1 Chapter 796 of 1979, be amended by adding the following section:
2

3 Energy audits shall be required to be conducted on private and
4 public multi-unit residential structures in the Commonwealth.
5 Such audits shall determine the level of energy efficiency the building
6 is operating at and the steps necessary to raise that level to a
7 specified standard.

8 Standards of energy efficiency for various types of multi-unit
9 residential structures (taking into account such factors as age of
10 structure, building site and material, number of units, etc.) shall be
11 established by the Executive Office of Energy Resources. Such
12 buildings in the Commonwealth shall be required to meet these
13 standards by a specified date established by the EOER (or another
14 designated body) or in legislation or before such activities as
15 transferring ownership, obtaining public non-energy related renovation
16 assistance, obtaining new property insurance, leasing vacant
17 units or raising rents, as determined by EOER (or other
18 designated body).

19 Financial assistance in the form of loans, loan guarantees, interest
20 subsidies, grants, tax credits and other forms shall be provided

21 to assist landlords in raising the structures to the required stand-
22 ard, if necessary. Technical assistance to landlords and tenants
23 shall be provided relating to requirements and assistance.

24 If a landlord has not otherwise undertaken an audit, an audit
25 must be done on request of a tenant. The result of that audit and the
26 previous years heating expenditures and costs shall be made public
27 to tenants. If after an appropriate period of time the structure and
28 individual units are not brought up to standard tenants can with-
29 hold rents, maintaining them in escrow, until standards are met;
30 and tenants can make expenditures to upgrade the energy efficien-
31 cy of their individual unit (window stripping, thermostat, etc.) in
32 lieu of equivalent rent payments.

33 Assistance shall be provided to ensure that adequate manpower
34 needs are met for auditors and energy upgrading workers and that
35 unemployed, disadvantaged and minority workers have access to
36 these employment or training opportunities. Assistance shall be
37 provided to enable minority and community-based businesses to
38 participate in the weatherization work called for in this act.