



CALIFORNIA ASSOCIATION OF REALTORS®

March 21, 2014

Commissioner Andrew McAllister  
California Energy Commission  
1516 9<sup>th</sup> Street  
Sacramento, CA 95814-5512  
Email: [docket@energy.ca.gov](mailto:docket@energy.ca.gov)  
Docket Number: 12-EBP-1

California Energy Commission

**DOCKETED**

**12-EBP-1**

**TN 72821**

**MAR 21 2014**

**RE: Natural Gas Energy Efficiency in Building: Roadmap for Future Research**

Dear Commissioner McAllister:

Thank you for the opportunity to provide comments on the draft project report "Natural Gas Energy Efficiency in Buildings: Roadmap for Future Research". The CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.) seeks to be a resource to the California Energy Commission and its staff as it develops voluntary/mandatory pathways to improve energy efficiency in the existing building stock. C.A.R. has been, and will continue to be, an active constructive participant in the Energy Commission's efforts to create a comprehensive energy efficiency program for existing buildings under AB 758 (Skinner, Statutes of 2009).

C.A.R. is very encouraged to see the Energy Commission researching the potential use of billing information as the trigger for requiring energy ratings as it seeks to find viable solutions for reducing energy consumption in the state.

We would, however, caution against any approach that suggests waiting for a home/structure to be listed before requiring an energy audit be completed. While we understand the Commission's desire to create a market differentiation between Zero Net Energy homes and other existing homes, this approach simply would not make sense if the state is to achieve its goal to reduce energy consumption by 2020.

We would like take this opportunity to provide some clarification regarding Multiple Listing Services (MLSs). MLSs are private proprietary systems governed by the National, State and Local Associations of REALTORS®. MLSs are NOT publicly owned databases, but are a proprietary business tool, owned and operated by local REALTOR® associations. C.A.R. will oppose any proposal that would increase our members risk of liability or pre-empt their management of the MLS content. We also caution against asking sellers and REALTORS® to provide technical energy details in the MLS. If the fields are misunderstood and answered incorrectly, either by sellers, our members, or by third party verification, it could potentially subject sellers and our members to litigation if the equipment does not perform as advertised in the MLS.

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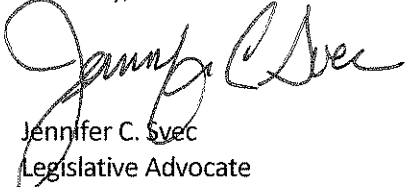


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The CALIFORNIA ASSOCIATION OF REALTORS® looks forward to working with the California Energy Commission and its staff in the development of meaningful policy that will create cost effective strategies for improving energy efficiency in ALL California homes. If we can be of any assistance to the Commission or its staff, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer C. Svec". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Jennifer C. Svec  
Legislative Advocate  
California Association of REALTORS®