



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

RESOLUTION NO. 120073

Introduced February 2, 2012

Councilmember Jones

RESOLUTION

Calling on the Governor and the Pennsylvania General Assembly to enact legislation to require sellers of residential properties in the Commonwealth to disclose annual energy costs associated with residential properties.

WHEREAS, Energy costs represent a significant and increasing share of the cost of home ownership; and

WHEREAS, Making prospective a homebuyer aware of the energy costs associated with a particular residence will assist with responsible home selection and financial planning, and may help to decrease foreclosures; and

WHEREAS, Making information available about the energy costs associated with residences will, by introducing important information into the market, promote increases in the energy efficiency of homes and promote more economically efficient transactions; and

WHEREAS, Pennsylvania's Real Estate Seller Disclosure Law, 68 Pa. C.S. § 7301 *et seq.* does not presently require disclosure of energy costs in home sales; and

WHEREAS, The Real Estate Seller Disclosure Law preempts municipalities from requiring sellers to disclose energy costs, 68 Pa. C.S. § 7315(a); now, therefore

BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That this Council hereby calls on the Governor and the General Assembly to enact legislation to require sellers of residential properties in the Commonwealth to disclose annual energy costs associated with residential properties.

FURTHER RESOLVED, That a copy of this resolution be sent to Governor Corbett and the General Assembly as evidence of the grave concern of this legislative body.

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RESOLUTION NO. 120073 continued