

114TH CONGRESS
1ST SESSION

H. R. 3322

To establish a Residence Star program, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JULY 29, 2015

Mr. BUTTERFIELD introduced the following bill; which was referred to the
Committee on Energy and Commerce

A BILL

To establish a Residence Star program, and for other
purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. RESIDENCE STAR PROGRAM.**

4 (a) IN GENERAL.—Subtitle A of title IV of the En-
5 ergy Independence and Security Act of 2007 is amended
6 by adding at the end the following:

7 **“SEC. 414. RESIDENCE STAR PROGRAM.**

8 “(a) DEFINITIONS.—In this section:

9 “(1) HIGH-PERFORMANCE ENERGY EFFICIENCY
10 MEASURE.—The term ‘high-performance energy effi-

1 ciency measure’ has the meaning given that term in
2 section 424.

3 “(2) RESIDENCE STAR PROGRAM.—The term
4 ‘Residence Star program’ means the voluntary pro-
5 gram established under subsection (b).

6 “(3) SEPARATE RESIDENTIAL SPACES.—The
7 term ‘separate residential spaces’ means areas with-
8 in a residential building that are leased or otherwise
9 occupied by a tenant or other occupant for a period
10 of time pursuant to the terms of a written agree-
11 ment.

12 “(b) RESIDENCE STAR.—Not later than 6 months
13 after the date of enactment of this section, the Adminis-
14 trator of the Environmental Protection Agency, in con-
15 sultation with the Secretary, shall establish a voluntary
16 program within the Energy Star program established by
17 section 324A of the Energy Policy and Conservation Act
18 (42 U.S.C. 6294a), which may be known as Residence
19 Star, to promote energy efficiency in separate residential
20 spaces.

21 “(c) RECOGNITION OF SEPARATE RESIDENTIAL
22 SPACES.—

23 “(1) OCCUPANCY-BASED RECOGNITION.—In es-
24 tablishing the Residence Star program, the Adminis-

1 trator shall, following public notice and an oppor-
2 tunity for comment—

3 “(A) in a manner similar to the Energy
4 Star rating system for commercial buildings,
5 develop policies and procedures to recognize
6 separate residential spaces with respect to
7 which the owner of the separate residential
8 space voluntarily achieves high levels of energy
9 efficiency;

10 “(B) establish building occupancy cat-
11 egories eligible for Residence Star recognition;
12 and

13 “(C) consider other forms of recognition
14 for separate residential spaces with respect to
15 which the owner of the separate residential
16 space lowers energy consumption.

17 “(2) DESIGN- AND CONSTRUCTION-BASED REC-
18 OGNITION.—In establishing the Residence Star pro-
19 gram, the Administrator, following public notice and
20 an opportunity for comment, shall develop policies
21 and procedures to recognize separate residential
22 spaces with respect to which the owner of the sepa-
23 rate residential space uses high-performance energy
24 efficiency measures in design and construction.

25 “(3) AUDITS REQUIRED.—

1 “(A) INITIAL AUDIT.—In establishing the
2 Residence Star program, the Administrator
3 shall require that in order for a separate resi-
4 dential space to be eligible to receive recognition
5 under this subsection, the owner of the separate
6 residential space shall submit the separate resi-
7 dential space to an audit by a third party to
8 certify that the requirements of the program
9 are met with respect to the separate residential
10 space.

11 “(B) MAINTENANCE AUDITS.—In estab-
12 lishing the Residence Star program, the Admin-
13 istrator shall require that in order for a sepa-
14 rate residential space to be eligible to maintain
15 recognition under this subsection, the owner of
16 the separate residential space shall, not later
17 than 7 years after the date on which the initial
18 audit is conducted under subparagraph (A),
19 and every 7 years thereafter, submit the sepa-
20 rate residential space to an audit by a third
21 party to certify that the requirements of the
22 program continue to be met with respect to the
23 separate residential space.

1 “(C) CONTENTS.—The Administrator shall
2 require that an audit conducted under this
3 paragraph shall include—

4 “(i) an assessment of the energy effi-
5 ciency of the separate residential space;

6 “(ii) an estimate of the monetary and
7 energy savings the tenant or other occu-
8 pant of the separate residential space can
9 expect annually as a result of such energy
10 efficiency, as determined based on stand-
11 ards of measurement established by the
12 Administrator, in consultation with the
13 Secretary; and

14 “(iii) any other requirements deter-
15 mined appropriate by the Administrator, in
16 consultation with the Secretary, following
17 public notice and an opportunity for com-
18 ment.

19 “(D) USE OF ESTIMATES.—

20 “(i) USE BY OWNERS.—The owner of
21 a separate residential space that is recog-
22 nized under the Residence Star program
23 may, with respect to such separate residen-
24 tial space, display, publish, or otherwise
25 use for purposes of advertising the esti-

1 mate of the monetary and energy savings
2 included in the most recent audit of the
3 separate residential space conducted under
4 this paragraph.

5 “(ii) USE BY THIRD PARTIES.—Third
6 parties, including realtors and property
7 managers, may display, publish, or other-
8 wise use for purposes of advertising the es-
9 timate of the monetary and energy savings
10 included in the most recent audit of a sep-
11 arate residential space conducted under
12 this paragraph on behalf of an owner per-
13 mitted to do so under clause (i).

14 “(E) CRITERIA FOR THIRD PARTY AUDI-
15 TORS.—In establishing the Residence Star pro-
16 gram, the Administrator, following public notice
17 and an opportunity for comment, shall develop
18 criteria for third parties to be eligible to con-
19 duct audits under this paragraph.

20 “(d) BRANDING.—

21 “(1) CREATION.—The Administrator, in con-
22 sultation with the Secretary, shall create a logo and
23 branding for the Residence Star program.

24 “(2) PERMITTED USE.—

1 “(A) USE BY OWNERS.—The owner of a
2 separate residential space that is recognized
3 under the Residence Star program may, with
4 respect to such separate residential space, dis-
5 play, publish, or otherwise use for purposes of
6 advertising the logo and branding created under
7 paragraph (1).

8 “(B) USE BY THIRD PARTIES.—Third par-
9 ties, including realtors and property managers,
10 may display, publish, or otherwise use for pur-
11 poses of advertising the logo and branding cre-
12 ated under paragraph (1) on behalf of an owner
13 permitted to do so under subparagraph (A).

14 “(3) PROHIBITED USE.—An owner of a sepa-
15 rate residential space that is not recognized under
16 the Residence Star program may not, with respect
17 to such separate residential space, display, publish,
18 or otherwise use for purposes of advertising the logo
19 and branding created under paragraph (1).

20 “(e) PUBLICATION OF LIST.—The Administrator, in
21 consultation with the Secretary, shall publish and main-
22 tain, on an Internet website, a list of separate residential
23 spaces that are recognized under the Residence Star pro-
24 gram.

1 “(f) PRESERVATION OF INTEGRITY.—The Adminis-
2 trator and the Secretary shall preserve the integrity of the
3 Residence Star brand.

4 “(g) REPORT.—Not later than 2 years after the date
5 on which the Residence Star program is established, the
6 Administrator, in consultation with the Secretary, shall
7 submit to Congress a report on the results of the pro-
8 gram.”.

9 (b) CLERICAL AMENDMENT.—The table of contents
10 in section 1(b) of the Energy Independence and Security
11 Act of 2007 is amended by inserting after the item relat-
12 ing to section 413 the following new item:

“Sec. 414. Residence Star program.”.

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