

PUBLISHING YOUR HOME ENERGY SCORE

You have just received your Home Energy Score Report. Now what? To be in full compliance with the HERD Ordinance you must include the Home Energy Score and the Home Energy Score Report in at least one Real Estate Listing.

The City of Ann Arbor's Office of Sustainability and Innovations is providing this guide so sellers and real estate agents have an easy and consistent approach to publishing their Home Energy Score.

1) MAKE YOUR HOME ENERGY SCORE PUBLIC ON STREAM

All Home Energy Score reports completed for compliance with the HERD Ordinance are stored digitally in STREAM, Ann Arbor's customer service portal.

If you decide to schedule your assessment with the City of Ann Arbor, be sure to select "YES" when asked to allow the city to publish the Home Energy Score Report publicly in the City's STREAM customer service portal.

15. The City's Home Energy Rating Disclosure ("HERD") ordinance (ORD-23-26) requires the Seller of certain residential real estate to obtain a Home Energy Score Report and provide to all licensed real estate agents working on the Seller's behalf, all prospective buyers who visit the home while it is publicly listed for sale, the Office of Sustainability and Innovations Director, and to post it in at least one (1) real estate listing for the property.

To comply with the public real estate listing requirement of HERD, do you, as the Seller of the real estate listed in the Home Energy Score Report, give the City and its Office of Sustainability and Innovations Staff permission to publish the Home Energy Score Report publicly in the City's STREAM customer service portal? *

YES

NO

Once your report is generated, the HES Report will automatically be uploaded to STREAM as a publicly searchable document.

If you choose to hire an outside Home Energy Score Assessor, once the assessor provides you with the Home Energy Score report, you can upload the report to our [HERD Compliance Document Upload Site](#). From there, the report will be uploaded to STREAM. In order to follow this guidance for publishing your Home Energy Score report you must give the city permission to publish your report publicly on STREAM. You can give that permission by filling out [a STREAM Publication Form](#).

2) INCLUDE THE SCORE AND REPORT IN AT LEAST ONE REAL ESTATE LISTING

IF YOU ARE LISTING WITH A REAL ESTATE AGENT: Provide a copy of your Home Energy Score Report to your real estate agent. If the agent has MLS (Multiple Listing Service) access, have them include the following language in the "Public Remarks" and "Advertising/Syndication Remarks" of the residential profile input form: **"Home Energy Score of X. Download report at stream.a2gov.org."** (60 characters)

Remarks & Misc
Public Remarks Home Energy Score of 5. Download report at stream.a2gov.org .
<u>Directions</u>
Agent Only Remarks
<u>Legal</u>
Advertising Remarks
Advertising Remarks Home Energy Score of 5. Download report at stream.a2gov.org .

IF YOU ARE SELLING THE HOME AS THE OWNER: Provide the following language, “**Home Energy Score of X. Download report at stream.a2gov.org.**”, in at least one piece of marketing material used to promote the home sale. This could be in the comments section of an online listing, a self-published marketing brochure or on the lawn signage.

3) Provide evidence of publication to the City of Ann Arbor

IF YOU ARE LISTING WITH A REAL ESTATE AGENT: Paste the URL to an online listing that includes the above language to the City of Ann Arbor’s [HERD Compliance Document Upload Site](#).

IF YOU ARE SELLING THE HOME AS THE OWNER: Upload evidence of publication to the City of Ann Arbor’s secure [HERD Compliance Document Upload Site](#). Evidence can be uploaded as a PDF, JPG/JPEG, TIF, HEIC, PNG, DOC/DOCX.

4) Share Home Energy Score Report with all potential buyers

Be ready to provide a copy to all potential buyers and also have a copy of the report for the buyer to view at the closing. Having a hard copy at open houses and showings is a great way to be prepared for buyers who will ask to see the Home Energy Score Report.

Congratulations! If you follow these steps you will be in compliance with the city of Ann Arbor’s Home Energy Rating Disclosure Ordinance.