

Tenants Energy Efficiency Bill of Rights

Purpose: To outline essential core protections for tenants

This document is intended for individuals and organizations, including utility providers, working on policy related to energy efficiency for multifamily rental housing, as well as developers, owners, and tenants. We hope the principles articulated here will guide the work of these groups so as to ensure the rights and lives of tenants--and especially low-income tenants--are respected in the development and implementation of energy efficiency policy and programs in multifamily buildings.

Regarding energy efficiency improvements to their building, every tenant has the right:

FUNDAMENTAL RIGHTS

- to a home that is healthy, safe, comfortable, and energy efficient
- to affordable, predictable housing expenses, including rent and utilities
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INFORMED PARTICIPATION

- to be pro-actively informed about potential improvements and given the opportunity to be co-participants in their planning and execution
- to reasonable notice of planned/anticipated changes to their utility expenses, including phase-in of changes if necessary
- to timely, clear, primary language disclosures related to improvements and financing products
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CONSUMER PROTECTIONS

- to receive uninterrupted, reliable utility service without fear of disconnection
- to a reasonable level of privacy for their energy usage data, for example, anonymization achieved by data aggregation
- to rate structures that incentivize, rather than penalize, energy conservation
- to be shielded from risky financing products
- to be free of liability for loan payments and responsibilities agreed to on their behalf
- in instances where consent is required, to be free and uncoerced in giving such consent
- to be minimally disrupted by improvements
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TARGETED BENEFITS

- to directly benefit from retrofits funded by designated low-income resources (e.g. via reduced bills; increased health, comfort, or safety; the preservation of affordable housing via stabilized operating costs, etc.)
- to special consideration that prioritizes serving low-income buildings with funding sources that do not significantly increase the debt level of the property