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## Buying in Montpelier? New Ordinance Now In Effect

If you are closing on residential property in Montpelier, we've heard of a NEW **Home Energy Information Ordinance** which became **mandatory** on July 1, 2022. The Ordinance requires that:

- prior to listing any residential structure for sale, the seller obtain a **Vermont Home Energy Profile Certification Statement** and provide a copy to: their licensed real estate agent(s); all prospective buyers; the buyer at closing;
- at closing the parties must sign a certificate documenting disclosure and, within 10 days of closing, the seller must provide a copy of the signed certification to the City Clerk;
- a violator is subject to civil penalties which range from a warning accompanied by a timeline for compliance to civil penalties from \$25 up to \$500;
- In addition to enforcement procedures available before the Vermont Judicial Bureau, the City Manager is authorized to commence a civil action to obtain injunctive relief and other appropriate relief, or to pursue any other remedy authorized by law.

The kicker? After all of that, the Ordinance does expressly make clear that: “Under no circumstances shall the civil penalty imposed ... constitute a lien on the real or personal property of the Seller or his or her successors in title. Nothing in this ordinance shall be interpreted to create a cloud or impediment on the title.”

For more information we recommend reaching out to the City Clerk or municipal official.

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