

116TH CONGRESS  
2D SESSION

# H. R. 7240

To update and expand the requirements for energy efficiency for federally assisted housing, and for other purposes.

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IN THE HOUSE OF REPRESENTATIVES

JUNE 18, 2020

Mr. CASTEN of Illinois introduced the following bill; which was referred to the Committee on Financial Services

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## A BILL

To update and expand the requirements for energy efficiency for federally assisted housing, 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. SHORT TITLE.**

4 This Act may be cited as the “Housing Efficiency  
5 Standards Act of 2020”.

6 **SEC. 2. ENERGY EFFICIENCY STANDARDS.**

7 Section 109 of the Cranston-Gonzalez National Af-  
8 fordable Housing Act (42 U.S.C. 12709) is amended to  
9 read as follows:

1 **“SEC. 109. ENERGY EFFICIENCY STANDARDS.**

2 “(a) COVERED BUILDINGS.—The requirements in  
3 this section shall apply to—

4 “(1) new construction of public and assisted  
5 housing and single family and multifamily residen-  
6 tial housing subject to mortgages insured under the  
7 National Housing Act (12 U.S.C. 1701 et seq.);

8 “(2) new construction of single family and mul-  
9 tifamily housing subject to mortgages insured, guar-  
10 anteed, or made by the Secretary of Agriculture  
11 under title V of the Housing Act of 1949 (42 U.S.C.  
12 1471 et seq.); and

13 “(3) rehabilitation and new construction of pub-  
14 lic and assisted housing funded under the United  
15 States Housing Act of 1937 (42 U.S.C. 1437 et  
16 seq.).

17 “(b) INITIAL REQUIREMENT.—

18 “(1) IN GENERAL.—Beginning 1 year after the  
19 date of enactment of this section, all new construc-  
20 tion and rehabilitation of housing specified in sub-  
21 section (a), but not including any manufactured  
22 home, shall meet the requirements of the 2018  
23 International Energy Conservation Code (in this sec-  
24 tion referred to as the ‘IECC’), or, in the case of  
25 multifamily high rises, the requirements of ANSI/  
26 ASHRAE/IES Standard 90.1–2019.

1           “(2) MANUFACTURED HOMES.—Beginning 1  
2 year after the date of enactment of this section, all  
3 new construction of manufactured homes specified in  
4 subsection (a) shall meet—

5                   “(A) the requirements of Energy Star Cer-  
6 tified Manufactured Homes; or

7                   “(B) the standards issued by the Secretary  
8 of Energy under section 413 of the Energy  
9 Independence and Security Act of 2007 (42  
10 U.S.C. 17071) when such standards are issued.

11           “(c) REVISIONS.—

12                   “(1) IN GENERAL.—If the requirements of the  
13 IECC, or, in the case of multifamily high rises,  
14 ANSI/ASHRAE/IES Standard 90.1, are revised, all  
15 new construction and rehabilitation of housing sub-  
16 ject to subsection (b)(1) shall meet the requirements  
17 of the revised code or standard beginning 1 year  
18 after—

19                   “(A) the Secretary of Energy makes a de-  
20 termination under section 304 of the Energy  
21 Conservation and Production Act (42 U.S.C.  
22 6833) that the revised code or standard would  
23 improve energy efficiency; or

1           “(B) the Secretary of Housing and Urban  
2           Development makes a positive determination  
3           under paragraph (3).

4           “(2) EXCEPTION.—Paragraph (1) of this sub-  
5           section shall not apply to any category of housing  
6           with respect to which the Secretary of Housing and  
7           Urban Development or the Secretary of Agriculture  
8           determines that compliance with such revised code  
9           or standard would not be technologically feasible or  
10          economically justified.

11          “(3) DETERMINATION.—If the Secretary of En-  
12          ergy fails to make a determination under section  
13          304 of the Energy Conservation and Production Act  
14          (42 U.S.C. 6833) by the deadline under such sec-  
15          tion, within 1 year of such deadline the Secretary of  
16          Housing and Urban Development shall determine  
17          whether compliance with such revised code or stand-  
18          ard will improve energy efficiency, be technologically  
19          feasible, and be economically justified for housing  
20          subject to subsection (b)(1).

21          “(d) ADDITIONAL OR DIFFERENT STANDARDS.—

22          “(1) IN GENERAL.—The Secretary of Housing  
23          and Urban Development and the Secretary of Agri-  
24          culture may jointly or separately establish additional  
25          or different energy efficiency requirements for hous-

1 ing specified in subsection (a) if they are at least as  
2 stringent as the code or standard applicable under  
3 this section.

4 “(2) CONTINUATION OF EXISTING REQUIRE-  
5 MENTS.—Any energy efficiency requirements for new  
6 construction and rehabilitation of housing specified  
7 in subsection (a) established by the Secretary of  
8 Housing and Urban Development or the Secretary of  
9 Agriculture prior to the date of the enactment of the  
10 Housing Efficiency Standards Act of 2020 shall re-  
11 main in effect to the extent they are more stringent  
12 than the code or standard applicable under this sec-  
13 tion.

14 “(e) IMPLEMENTATION.—

15 “(1) GUIDANCE REGARDING STANDARDS.—The  
16 Secretary of Housing and Urban Development and  
17 the Secretary of Agriculture shall revise guidance,  
18 handbooks, builder certifications, and other relevant  
19 documents to incorporate the requirements under  
20 this section—

21 “(A) not later than the expiration of the  
22 10-month period beginning on the date of the  
23 enactment of the Housing Efficiency Standards  
24 Act of 2020; and

1           “(B) in the case of a positive determina-  
2           tion under subparagraph (A) or (B) of sub-  
3           section (c)(1), not later than the expiration of  
4           the 10-month period beginning on the date of  
5           such determination.

6           “(2) EFFECTIVE DATES.—The Secretary of  
7           Housing and Urban Development or the Secretary of  
8           Agriculture may set an effective date for the applica-  
9           ble code or standard for one or more category of  
10          housing that is earlier than the effective date speci-  
11          fied in subsection (b) or (c).

12          “(3) COMPLIANCE.—The Secretary of Housing  
13          and Urban Development and the Secretary of Agri-  
14          culture shall—

15               “(A) within 1 year after the date of the en-  
16               actment of the Housing Efficiency Standards  
17               Act of 2020, develop plans for increasing and  
18               measuring compliance with the requirements of  
19               this section, including builder and mortgage fi-  
20               nance institution training;

21               “(B) within 1 year after the date of the  
22               determinations specified in subsection (c) up-  
23               date such plans; and

1                   “(C) implement the plans in a timely man-  
2                   ner.”.

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