

Renter energy disclosure

Property owners are required to give prospective renters information about past energy usage at their properties.

For renters

You have a right to know the energy information and costs when searching for your next apartment. Apartment buildings and rental homes must provide this information to potential renters at or before the time of rental application.

The information provided can help compare your housing options, indicate which buildings have historically been more energy efficient and less costly, and start a conversation with the property owners about what energy costs you may have as a renter. You should ask the property manager if you will be responsible for any heating and electricity costs and use this information to compare different housing options against your budget.

There are three categories of rental buildings in Minneapolis: small (1-4 units), medium (over 5 units but under 50,000 square feet) and large (more than 50,000 square feet). Different sized buildings use different ways to provide you with energy information.

To find out which category a building is in, visit our **property information website**

(<https://tableau.minneapolismn.gov/#/views/RentalEnergyUseDashboard/RentalProperties>) and search the building address. Please note that condominiums and townhomes are not included in this ordinance.

Small buildings: 1-4 Units

For small buildings with 1-4 rental units, a **public dashboard**

(<https://tableau.minneapolismn.gov/views/MinneapolisRentalEnergyCost/MinneapolisRental>) is available that allows viewing of energy cost data, with multiple ways to view the data and compare rental properties. The dashboard utilizes electricity and gas cost data provided by Xcel Energy and CenterPoint Energy that has been matched to rental license addresses provided by the City of Minneapolis. Although most addresses have complete electricity and gas information, some addresses may have missing or incomplete data while the city and utilities work to improve data access.

Medium buildings: 5 or more units and under 50,000 square feet

For medium-sized apartment buildings in Minneapolis, property owners are required to provide building Energy Cost Reports via the rental application. These reports have information about the overall energy use and energy costs for the entire building. See the example Energy Cost Report below and how to use it.

Read Your Energy Report (/media/content-assets/www2-documents/business/How-to-Read-Your-Energy-Cost-Report.pdf) 

How to read your energy cost report

1. Make sure the report is for the correct building by verifying the address and characteristics
2. Use the monthly per bedroom cost to compare energy costs of your different housing options. Lower historical energy costs may indicate a more energy efficient, comfortable, and budget-friendly home.
3. Multiply the monthly per bedroom and per square foot costs by 12 (for twelve months in a year) and by the unit's number of bedrooms or square feet to determine historical yearly energy costs for a similar-sized unit.
4. Be sure to use both the natural gas and electricity reports to get the complete cost

5. Talk to the property owner or manager about which energy costs are a tenant's responsibility and which are paid for by the owner. This will help you better understand an apartment's total housing costs and avoid surprise expenses.

Large buildings: 5+ units and over 50,000 square feet

For large rental buildings in Minneapolis, energy information is listed on the **City Health Department website** (<https://www.minneapolismn.gov/government/government-data/datasource/energy-benchmarking-results-dashboard/>). Use the map to find the building you are interested in living in and click on the location to see the energy information. The ENERGY STAR Score will tell you how energy efficient the building is - a score of 50 or more indicates the building is more energy efficient than an average building. ENERGY STAR scores can also be used to compare your housing options and costs. When comparing apartment buildings, a higher ENERGY STAR score building is more energy efficient and likely to have lower overall energy costs. Like medium buildings, ask the property owner which energy costs, such as heat and electricity, you may be responsible for paying as a renter.

What do I do if the building doesn't provide the information

Owners and managers are required by law to provide this information. If they do not, please ask the property owner for this information which you are entitled to. If the property owner does not provide the information, call or contact 311 to report a complaint.

Contact 311 (<https://www.minneapolismn.gov/contact-us/>)

For property owners

Property owners are required to provide information about past energy use to prospective renters when they apply for housing. This provides renters with information about the actual total housing costs of a given building. It also provides property owners with information on how their building's energy use compares to others and creates an incentive to make energy efficient improvements to their property.

Building types

The requirements are different, depending on the type of rental property.

- Buildings with one to four units have energy data, when available, shown on the **Rental Energy Cost Dashboard** (<https://tableau.minneapolismn.gov/views/MinneapolisRentalEnergyCost/MinneapolisRer>). Property owners must direct prospective renters in writing to this dashboard during rental application.
- Buildings with five or more units that are less than 50,000 square feet must provide two energy use reports, one each for electricity and natural gas. These reports must provide average monthly energy costs for the property over the last two years. The reports are created by Xcel Energy's **Rental Usage Portal** (<https://rentalusage.xcelenergy.com/>) and CenterPoint Energy's **Energy Data Portal** (<https://energydataportal.centerpointenergy.com/>), which create a unique web address to access each report for the property owner to provide to a prospective renter during rental application. (See help resources below for more information)
- Buildings over 50,000 square feet need only connect prospective renters with information already reported publicly for the City's Energy Benchmarking standards. (**Read about compliance for these buildings** (<https://www2.minneapolismn.gov/government/programs-initiatives/environmental-programs/energy/disclosure/>))

Some types of rental properties less than 50,000 square feet are currently exempt from reporting, but may be required at a later time:

- Rented condominiums and townhomes
- Apartment buildings that have had a certificate of occupancy for less than two years

Creating energy cost reports

Resources are available to help you create electricity and natural gas cost reports using the utilities' portals.

Rental property lookup

You'll need the unit count, square footage, and number of bedrooms at the property to create the energy use reports in the portals. You can use the City's **Rental Property Lookup tool**

(<https://tableau.minneapolismn.gov/#/views/RentalEnergyUseDashboard/RentalPropertyLookup>) to easily find this information in our records.

Electricity cost reports

- **Xcel Energy's Rental Usage Portal** (<https://rentalusage.xcelenergy.com/>)
- **Xcel Energy Disclosure - Quick Start Guide**
([https://www2.minneapolismn.gov/media/content-assets/www2-documents/business/Xcel-Energy-Disclosure---Quick-Start-Guide-\(1\).pdf](https://www2.minneapolismn.gov/media/content-assets/www2-documents/business/Xcel-Energy-Disclosure---Quick-Start-Guide-(1).pdf))

Xcel Energy has **answers to frequently asked questions about using their Rental Usage Portal**

(<https://www.xcelenergy.com/staticfiles/xe-responsive/Archive/Xcel-Energy-Rental-Usage-Portal-FAQ.pdf>)

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Natural gas cost reports

- **CenterPoint Energy's Energy Data Portal**
(<https://energydataportal.centerpointenergy.com/>)
- **CenterPoint Energy Disclosure - Quick Start Guide**
(<https://www2.minneapolismn.gov/media/content-assets/www2-documents/business/CenterPoint-Energy-Disclosure---Quick-Start-Guide.pdf>)

CenterPoint Energy has **answers to frequently asked questions about using their Energy Data Portal**

(<https://www.centerpointenergy.com/en-us/Documents/EnergyDataPortalInstructions-AnnualNaturalGasCostEstimate.pdf>)

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Video tutorials

We've created video tutorials to walk you through creating your energy use reports.

- **Part 1 - Account Registration** (<https://youtu.be/kj6LmD1BHY0>)
- **Part 2 - Adding Meters, Data, and Additional Properties**
 - **Individual Metered Buildings** (https://youtu.be/nMt_uX_RRcQ)
 - **Master Metered Buildings** (<https://youtu.be/2Oce5K6MEdA>)
- **Part 3 - Creating Your Energy Report** (<https://youtu.be/TcaXY5p-yRo>)

Contact us

Contact Minneapolis 311 (<https://www.minneapolismn.gov/contact-us/>) for assistance with common utility tool registration issues and compliance questions.

Energy efficiency resources

Property owners can take action to reduce energy costs at their properties.

- **Multi-family Building Efficiency**

(<https://www.multifamilyenergysolutions.com/>) program (Xcel Energy and CenterPoint Energy)

- **Green Cost Share**

(<https://www2.minneapolismn.gov/government/programs-initiatives/environmental-programs/green-cost-share/>) program (City of Minneapolis)

- 4d Affordable Housing Incentive program (City of Minneapolis)

Contact us

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Regulatory Services

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