

**DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION**



**18 AAC 50**

**Air Quality Control**

Public Comment Draft

Comment Period Ends  
**November 12, 2025, 11:59 P.M.**

**Mike Dunleavy  
Governor**

**Randy Bates  
Commissioner**

The introductory language of 18 AAC 50.030(a) is amended to read:

(a) Volumes II and III of the *State Air Quality Control Plan* for implementing and enforcing the provisions of AS 46.14 and this chapter, revised as of {*adoption date of the regulations*} [NOVEMBER 5, 2024], are adopted by reference. The plan includes the following documents that are also adopted by reference:

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(Eff. 1/18/97, Register 141; am 6/21/98, Register 146; am 9/4/98, Register 147; am 1/1/2000, Register 152; am 12/30/2000, Register 156; am 9/21/2001, Register 159; am 1/27/2002, Register 161; am 3/27/2002, Register 161; am 5/3/2002, Register 162; am 2/20/2004, Register 169; am 6/24/2004, Register 170; am 10/1/2004, Register 171; am 12/14/2006, Register 180; am 12/30/2007, Register 184; am 5/17/2008, Register 186; am 7/25/2008, Register 187; am 11/9/2008, Register 188; am 5/6/2009, Register 190; am 11/4/2009, Register 192; am 4/1/2010, Register 193; am 10/29/2010, Register 196; am 4/13/2011, Register 198; am 9/17/2011, Register 199; am 8/1/2012, Register 203; am 5/8/2013, Register 206; am 2/5/2015, Register 213; am 4/17/2015, Register 214; am 3/2/2016, Register 217; am 11/26/2016, Register 220; am 12/29/2016, Register 220; am 1/12/2018, Register 225; am 9/15/2018, Register 227; am 1/8/2020, Register 233; am 11/7/2020, Register 236; add'l am 11/7/2020, Register 236; am 12/25/2020, Register 236; am 4/16/2022, Register 242; am 8/21/2022, Register 243; am 9/7/2022, Register 243; add'l am 9/7/2022, Register 243; am 12/8/2024, Register 252; am 12/14/2024, Register 252; am \_\_\_\_/\_\_\_\_/\_\_\_\_\_, Register \_\_\_\_\_)

**Authority:** AS 46.03.020 AS 46.14.030 Sec. 30, ch. 74, SLA 1993  
AS 46.14.020 AS 46.14.140

**18 AAC 50.081. Real estate transaction requirements; weatherization and energy efficiency.** Repealed.

[(a) IN AN AREA IDENTIFIED IN 18 AAC 50.015(b)(3), THE FOLLOWING REQUIREMENTS APPLY:

(1) AFTER DECEMBER 31, 2025, A RESIDENTIAL BUILDING OWNER MUST HAVE AN ENERGY RATING COMPLETED BY AN ENERGY RATER BEFORE LISTING THE BUILDING OR PROPERTY FOR SALE; THE RESIDENTIAL BUILDING OWNER SHALL PAY FOR THE COSTS OF THE ENERGY RATING; THE ENERGY RATER SHALL PROVIDE INFORMATION ABOUT WEATHERIZATION RESOURCES AS PART OF THE ENERGY RATING REPORT; THE RESIDENTIAL BUILDING OWNER MUST GIVE THE ENERGY RATING REPORT TO THE BUYER SIMULTANEOUSLY WITH THE SELLER'S *RESIDENTIAL REAL PROPERTY TRANSFER DISCLOSURE STATEMENT* FROM THE REAL ESTATE COMMISSION; THE RESIDENTIAL BUILDING OWNER MUST SUBMIT THE ENERGY RATING REPORT TO THE DEPARTMENT IN A FORMAT PROVIDED BY OR APPROVED BY THE DEPARTMENT;

(2) THE OWNER OF ANY BUILDING BEING SOLD IN WHICH A WOOD-FIRED HEATING DEVICE IS LOCATED MUST REGISTER THE DEVICE, USING A FORM OR METHOD PROVIDED BY THE DEPARTMENT UNLESS THE WOOD-FIRED DEVICE PREVIOUSLY HAS BEEN REGISTERED UNDER 18 AAC 50.077(h);

(3) THE BUYER OF ANY BUILDING IN WHICH A WOOD-FIRED HEATING DEVICE IS LOCATED MUST SUBMIT A CHANGE OF OWNERSHIP NOTIFICATION TO THE DEPARTMENT FOR ANY DEVICE PREVIOUSLY

REGISTERED UNDER 18 AAC 50.077(h) OR (2) OF THIS SUBSECTION AND MUST REGISTER ANY PREVIOUSLY UNDISCLOSED WOOD-FIRED HEATING DEVICES, USING A FORM OR METHOD PROVIDED BY THE DEPARTMENT;

(4) THE OWNER, SELLER, AND BUYER OF ANY BUILDING BEING SOLD IN WHICH A WOOD- OR COAL-FIRED HEATING DEVICE IS LOCATED MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS UNDER 18 AAC 50.077(h) AND (l) - (n) AND 18 AAC 50.079(b) AND (f) - (h).

(b) AN AGENT SHALL ENSURE COMPLIANCE WITH ALL REQUIREMENTS OF THIS SECTION. TO ENSURE COMPLIANCE, THE AGENT MUST

(1) INFORM THE SELLER OR BUYER, AS APPLICABLE, OF THE SELLER'S OR BUYER'S OBLIGATIONS UNDER THIS SECTION, 18 AAC 50.077, AND 18 AAC 50.079; AND

(2) ENSURE DURING A REAL ESTATE TRANSACTION THAT THE SELLER OR BUYER, AS APPLICABLE, HAS PERFORMED ALL ACTIVITIES REQUIRED UNDER 18 AAC 50.077(h) AND (l) - (n) AND 18 AAC 50.079(b) AND (f) - (h) OR MUST PERSONALLY ENSURE COMPLIANCE WITH THOSE REQUIREMENTS.

(c) IF THE AGENT HAS COMPLIED WITH (b)(1) OF THIS SECTION, THE AGENT MAY NOT BE LIABLE FOR THE FAILURE TO DISCLOSE TO A BUYER THE PRESENCE OF A NONCOMPLIANT WOOD-FIRED HEATING DEVICE KNOWN BY A SELLER BUT NOT DISCLOSED TO THE AGENT.

(d) IN THIS SECTION,

(1) "AGENT" MEANS ANY PARTY WHO ENTERS INTO A CONTRACT WITH AN OWNER, SELLER, OR BUYER, INCLUDING ANY PARTY WHO ENTERS

INTO A CONTRACT WITH A REPRESENTATIVE OF THE SELLER OR BUYER, FOR THE PURPOSE OF SELLING OR BUYING ANY BUILDING;

(2) "ENERGY RATER" MEANS A PERSON AUTHORIZED TO PERFORM ENERGY RATINGS BY THE ALASKA HOUSING FINANCE CORPORATION UNDER 15 AAC 155.530, REVISED AS OF JUNE 14, 2010, AND ADOPTED BY REFERENCE;

(3) "ENERGY RATING" HAS THE MEANING GIVEN IN 15 AAC 155.990, REVISED AS OF APRIL 3, 2013, AND ADOPTED BY REFERENCE;

(4) "RESIDENTIAL BUILDING" HAS THE MEANING GIVEN IN 15 AAC 155.990, REVISED AS OF APRIL 3, 2013, AND ADOPTED BY REFERENCE.]

(Eff. 12/8/2024, Register 252; repealed \_\_\_\_/\_\_\_\_/\_\_\_\_\_, Register \_\_\_\_\_)