

ly higher utility costs, housing experts said. It's also unclear how widely homebuilders and
orate such knowledge in their construction practices.

versus a 3,000 square foot house that's very energy efficient, she said.

But consumers likely will gravitate to smaller homes and more energy-efficient ones in the next three to five years, as the government now does with its military housing stock, she said.

When asked how much extra they'd be willing to pay upfront in the purchase price of a home to save \$1,000 every year in utility costs, 62% said cited between \$5,000 to \$10,000, according to NAHB's Consumer Preference Survey 2003-04. Twenty-seven percent said they wouldn't pay more than \$4,999 above the purchase price to save themselves \$1,000 a year.

Homebuyers can spot energy efficiency by looking for appliances or a home rated with the Energy Star label.

Homes that meet Energy Star certification criteria must be built 30% more energy efficient for heating, cooling and water heating than a home built to the energy code, and 15% better than a state code if such a code is in place, according to the U.S. Environmental Protec