

High Efficiency Air Conditioning (13 SEER)

The Federal Government mandate of high efficiency cooling units has caused some concern in the housing industry. In the simplest terms, the new requirement went into effect in 2006 to require manufacturers to discontinue making new units with less than a "13 SEER" Seasonal Energy Efficiency Ratio. This is similar to a fuel mileage rating for new cars. The bottom line is the newer units cost more to make but are more energy efficient. With warm climates like Texas, the difference in purchase price will be recovered by lower energy use in a short time.

The change will not effect existing homes or systems except when it is time to replace old equipment. If there are no more parts or partial systems to replace existing equipment, then a more costly upgrade to the higher efficiency equipment will be required. Home warranty companies have been scrambling to adjust their policies to address the change in the law.