



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental Conservation

DIVISION OF AIR QUALITY
Air Non-Point & Mobile Sources

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January 21, 2025



Subject: Update – Real Estate Transaction Requirements - Fairbanks North Star Borough

Dear Real Estate Professional:

This letter is to update real estate professionals concerning new Alaska Department of Environmental Conservation (ADEC) air quality regulations affecting real estate transactions within the Fairbanks North Star Borough Nonattainment Area.²⁹ This letter is a plain language overview to spotlight a portion of the key requirements and is **not** a complete list of all requirements.³⁰

A new regulation (18 AAC 50.081) requires buyers and sellers to register wood-fired heating devices with ADEC before sale, or to submit a change of ownership notification if already registered. The buyer and seller must comply with all applicable air quality regulations, including removing noncompliant woodstoves. **Professionals involved in a real estate sale must inform buyers and sellers of these requirements and may be liable if state air quality regulations are not followed during a sale.**

Additionally, starting **December 31, 2025**, owners must have an energy rating completed by an energy rater before listing a building or property for sale. This energy rating must include information on weatherization resources, and must be provided to buyers and ADEC.

Prior existing regulations remain in effect. Under 18 AAC 50.077, solid fuel-fired heating devices without an EPA certification must be removed and rendered inoperable. Devices that are older than 25 years with an emission rating above the allowed limit must also be removed and rendered inoperable, regardless of whether they are EPA-certified or not. The 25-year requirement rolls with the passage of time; therefore, additional devices will become ineligible to remain in the Nonattainment Area with each passing year. Finally, under 18 AAC 50.079, all coal-fired heating devices and some outdoor hydronic heaters must be rendered inoperable.

For your reference, woodstoves and other solid fuel-fired heating devices that are eligible to be installed in the Nonattainment Area are available on the “Alaska List”: [Solid Fuel-fired Heating Device Standards & Requirements](#).

²⁹ The Fairbanks North Star Borough has a map of the Nonattainment Area boundaries:
<https://www.fnsb.gov/338/Program-Boundaries>.

³⁰ The recent regulation package that includes the new changes is available at:
<https://dec.alaska.gov/media/5ycnm142/2024-fairbanks-sip-regs-filing-order-memo-registered-regs-11-08-24.pdf>.

Additional Resources:

General Information

<http://dec.alaska.gov/air/anpms/communities/fbks-pm2-5-real-estate>.

Device Removal Guidance

<https://dec.alaska.gov/air/anpms/communities/fbks-pm2-5-remove-devices/>.

If you have further questions, please send them to decburnwisealaska@alaska.gov or contact Cory McDonald at (907) 451-5172.

If you would like to receive future correspondence via email, please send your contact information and email address to cory.mcdonald@alaska.gov. Otherwise, letters sent via email may be viewed on the website at the general information page linked above as we will continue to post formal correspondence for easy future reference.

Sincerely,



Cory McDonald
Environmental Program Specialist

cc: Jason Olds, ADEC/Air Quality Director, Juneau
Nick Czarnecki, ADEC/ Non-Point Mobile Source, Anchorage
Morgan Frank, ADEC/Non-Point Mobile Source, Anchorage