

E3SHB 1433 - S AMD 889

By Senator Lovelett

1 Strike everything after the enacting clause and insert the
2 following:

3
4 NEW SECTION. **Sec. 1.** The legislature finds that improving the
5 energy efficiency of, and reducing greenhouse gas emissions from,
6 existing residential buildings, including detached single-family
7 homes, is critical to meeting the state's climate goals. The
8 legislature further finds that making information about energy
9 efficiency and greenhouse gas emissions available to homebuyers will
10 help homebuyers make more informed decisions and that this
11 information will cause the market to better value the efficiency and
12 the greenhouse gas impacts of energy consumed in a home. The
13 legislature further finds that home energy labeling programs using
14 the home energy score model developed by the United States department
15 of energy have proven to be effective in other states.

16 Therefore, the legislature intends to establish a method for
17 energy labeling of existing residential buildings.

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20 NEW SECTION. **Sec. 2.** A new section is added to chapter 19.27A RCW
21 to read as follows:

22 (1) Cities and counties may require that the owner of a single-
23 family residence obtain and make available a home energy performance
24 report before the residence may be publicly advertised for sale.

25 (2) If a city or county requires a home energy performance report
26 pursuant to this section, the home energy performance report must
27 comply with the requirements of this section.

1 (3) In order to minimize the financial impacts on low-income home
2 sellers associated with a requirement to obtain a home energy
3 performance report, neither a city nor a county may require a home
4 energy performance report until the city or county has first
5 conducted an analysis of such financial impacts and adopted a program
6 to mitigate such financial impacts, including the subsidization of
7 the cost of home energy performance reports for low-income home
8 sellers.

9 (4) A home energy performance report required by a city or county
10 pursuant to this section must include the following information:

11 (a) A home energy score, using the methods developed by the
12 United States department of energy;

13 (b) An estimate of the total annual energy used in the residence
14 in retail units of energy by fuel;

15 (c) An estimate of the total monthly or annual cost of energy
16 purchased for use in the residence in dollars, by fuel type, based on
17 the current average annual retail residential energy price of the
18 utility serving the covered building at the time of the report;

19 (d) At least one comparison home energy performance score that
20 provides context for the range of potential scores;

21 (e) The identification of efficiency measures that may be
22 installed directly by consumers;

23 (f) The amount of greenhouse gas emissions associated with the
24 energy consumption of the residence, in tons per year by fuel type,
25 with at least one comparison measure that provides context for the
26 range of potential scores; and

27 (g) The identification of the most significant energy efficiency
28 improvements with respect to the residence.

29 (5) A home energy performance report required by a city or county
30 pursuant to this section must be prepared by a qualified home energy
31 auditor certified by a qualified certification program approved by
32 the United States department of energy.

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1 (6) The format of a home energy performance report must comply
2 with the home energy performance report format developed by the
3 department of commerce pursuant to section 3 of this act."
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EFFECT: Makes technical corrections.

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