
ENGROSSED THIRD SUBSTITUTE HOUSE BILL 1433

State of Washington

68th Legislature

2024 Regular Session

By House Environment & Energy (originally sponsored by Representatives Duerr, Ramel, Fitzgibbon, Berry, Reed, and Doglio)

READ FIRST TIME 01/23/24.

1 AN ACT Relating to energy labeling of residential buildings;
2 adding a new section to chapter 19.27A RCW; adding a new section to
3 chapter 43.21F RCW; and creating a new section.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

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

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

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

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

4 (2) If a city or county requires a home energy performance report
5 pursuant to this section, the home energy audit must comply with the
6 requirements of this section.

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

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

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

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

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

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

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

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

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

35 (5) A home energy performance report required by a city or county
36 pursuant to this section must be prepared by a qualified home energy
37 auditor certified by a qualification certification program approved
38 by the United States department of energy.

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.

4 NEW SECTION. **Sec. 3.** A new section is added to chapter 43.21F
5 RCW to read as follows:

6 By November 30, 2024, the department shall develop, maintain, and
7 make available a standardized format for home energy performance
8 reports prepared pursuant to section 2 of this act.

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