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**THIRD SUBSTITUTE HOUSE BILL 1433**

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**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) A home energy performance report required by a city or county  
8 pursuant to this section must include the following information:

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

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

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

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

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

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

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

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

31 (5) The format of a home energy performance report must comply  
32 with the home energy performance report format developed by the  
33 department of commerce pursuant to section 3 of this act.

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

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

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