

TO: City Council
FROM: Alyssa Jones Wood, Sustainability Manager
DATE: May 12, 2026
SUBJECT: Home Energy Score Program Update

1) Recommended Action:

No action is requested. This is an opportunity for discussion about the topic.

2) Background:

In 2021, the City Council accepted the Thurston Climate Mitigation Plan (TCMP) via Resolution No. R2021-001. In March 2024 the City entered into an Interlocal Agreement with Olympia, Lacey, and Thurston County to support the implementation of the 2024 Thurston Climate Mitigation Collaborative Regional Initiatives, which includes the development of a Home Energy Score ordinance, which aims to establish a home energy performance disclosure requirement at the time of listing real estate.

At the February 24, 2026 City Council Work Session, all members of the City Council encouraged further discussion of this topic. On March 17, 2026, Thurston County passed the Home Energy Score Ordinance. On April 14, 2026, Olympia also passed the Home Energy Score Ordinance.

This briefing intends to respond to questions raised by Council previously, compare ordinance adoptions by the County and City, and determine next steps for the City of Tumwater as reflected by the Alternatives, below.

3) Policy Support:

- City Council Strategic Plan 2026 – 2032: Be a leader in environmental health and sustainability.
 - Implement the Climate Element of the Tumwater Comprehensive Plan, inclusive of the Thurston Climate Mitigation plan.
 - Climate Element of the Tumwater Comprehensive Plan
 - CL-4.2. Reduce energy use in existing residential buildings.
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4) Alternatives:

- Draft an ordinance for Council consideration.
 - Develop a voluntary program.
 - Take no action.
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5) Fiscal Notes:

To date, the city spent \$14,875 plus staff time holding professionally moderated focus groups and developing a draft regional model ordinance. \$37,500 is included in the 2025-2026 budget to support implementation of a program (launching IT systems, developing a branded report template, Home Energy Score Assessor onboarding and enrollment,

required quality assurance, rebate processing workflow, etc.) with an additional \$4,000 annual subsidy for low-income households.

6) Attachments:

None.