

TO: City Council
FROM: Alyssa Jones Wood, Sustainability Manager
DATE: July 21, 2026
SUBJECT: Ordinance No.O2026-004 Residential Energy Performance Rating and Disclosure

1) Recommended Action:

Adopt Ordinance No. O2026-004 adding a new chapter 15.22 entitled *Residential Energy Performance Rating and Disclosure* to Tumwater Municipal Code Title 15 *Buildings and Construction*.

This ordinance was recommended for adoption by the General Government Committee at their July 15, 2026 meeting.

2) Background:

In March 2024 the City Council authorized the Mayor to sign an Interlocal Agreement to support the implementation of the 2024 Thurston Climate Mitigation Collaborative (TCMC) Regional Initiatives, which included the development of a draft Home Energy Score model ordinance. The Home Energy Score ordinance's purpose is to establish a home energy performance disclosure requirement at the time of listing real estate. In 2026, Thurston County and the City of Olympia adopted the model Home Energy Score Ordinance. Tumwater City Council has discussed the Home Energy Score concept at two City Council work sessions in 2026.

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.

Thurston Climate Mitigation Plan (Resolution No. R2021-001)

- Action B1.1 Residential Energy Performance Ratings.

Climate Element of the Tumwater Comprehensive Plan (Ordinance No. 2025-010)

- Action CL-4.2. Reduce energy use in existing residential buildings.
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4) Alternatives:

- ☐ Request changes to the draft Ordinance.
 - ☐ Do not adopt the Ordinance.
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5) Fiscal Notes:

In 2024 the city spent \$14,875 plus staff time to develop this draft model ordinance. Home Energy Score model ordinance supporting program funds not to exceed \$37,500 were included in the 2025/2026 budget related to the TCMC Interlocal Agreement. Additionally, the city included \$4,000 per year in the 2025/2026 budget for a low-income subsidy for Home Energy Score assessments should this Ordinance be adopted.

6) Attachments:

- A. Staff Report
- B. Ordinance No. O2026-004