TO: City Council

FROM: Kelly Adams, Assistant City Administrator

DATE: October 20, 2026

SUBJECT: Ordinance No. O2026-004 Residential Energy Performance Rating and Disclosure, Equity Commission Recommendation

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1) Recommended Action:

Adopt or modify Ordinance O2026-004 establishing a Residential Energy Performance Rating and Disclosure requirement.

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2) Background:

At its July 21, 2026, meeting, the City Council asked the Equity Commission to review proposed Ordinance O2026-004 and provide feedback on its potential equity impacts, benefits, and concerns. Council requested the review be completed within 90 days. Attachment A contains the recommendation.

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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:

❑ N/A

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5) Fiscal Notes:

N/A

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6) Attachments:

A. Memorandum: Equity Commission Recommendation
B. Draft Ordinance O2026-004 Residential Energy Performance Rating and Disclosure, Equity Commission Recommendation