

TO: Equity Commission
FROM: Alyssa Jones Wood, Sustainability Manager
DATE: September 17, 2026
SUBJECT: City Council Request: Home Energy Score Ordinance Review

1) Recommended Action:

Provide a recommendation to the City Council related to draft Ordinance O2026-004 *Residential Energy Performance Rating and Disclosure*.

2) Background:

In March 2024, the City Council authorized the Mayor to enter into an Interlocal Agreement to implement the 2024 Thurston Climate Mitigation Collaborative (TCMC) Regional Initiatives. One initiative was to develop a regional model Home Energy Score ordinance, which would require disclosure of home energy performance when residential properties are listed for sale. In 2026, both Thurston County and Olympia adopted versions of this ordinance. The Tumwater City Council later discussed the concept in work sessions and considered Ordinance O2026-004 during a regular meeting.

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.

At the August 10, 2026 Equity Commission meeting, staff provided a presentation about the draft ordinance and Equity Commissioners posed initial questions. Between the August 10, 2026 meeting and the September 17, 2026 meeting Equity Commissioners emailed questions for staff to answer prior to the meeting. Attachment A, Staff Report summarizes and answers the questions.

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 further clarification and guidance from City Council.
- ☐ Request more time to consider the draft ordinance further before making a recommendation to City Council.

5) Attachments:

- A. Staff Report
- B. Ordinance No. O2026-004
- C. Sample Puget Sound Energy (PSE) Home Energy Assessment
- D. Sample Home Energy Score Assessment