TO: City Council

FROM: Alyssa Jones Wood, Sustainability Manager

DATE: February 24, 2026

SUBJECT: Home Energy Score (HES) Program Concept

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1) Recommended Action:

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

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2) Background:

In 2021 the City Council accepted the Thurston Climate Mitigation Plan (TCMP) via Resolution No. R2021-001. This Ordinance advances Strategy B1 within the TCMP. 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. All other TCMC jurisdictions are also considering the adoption of this ordinance with the vision to create a regionally consistent requirement and program.

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3) Policy Support:

Strategic Priorities 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:

- ❑ Do not discuss the Home Energy Score model 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.

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6) Attachments:

A. Staff Report – Home Energy Score Model Ordinance
B. HES Model Ordinance Policy Review