
SUBSTITUTE HOUSE BILL 1015

State of Washington

69th Legislature

2025 Regular Session

By House Local Government (originally sponsored by Representatives Duerr, Ramel, Ryu, Berry, Reed, Fitzgibbon, Macri, Doglio, Simmons, Peterson, Pollet, Kloba, and Parshley)

READ FIRST TIME 01/28/25.

1 AN ACT Relating to energy labeling of residential buildings;
2 adding a new section to chapter 19.27A RCW; adding a new section to
3 chapter 43.21F RCW; and creating a new section.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** The legislature finds that improving the
6 energy efficiency of, and reducing greenhouse gas emissions from,
7 existing residential buildings, including detached single-family
8 homes, is critical to meeting the state's climate goals. The
9 legislature further finds that making information about energy
10 efficiency and greenhouse gas emissions available to homebuyers will
11 help homebuyers make more informed decisions and that this
12 information will cause the market to better value the efficiency and
13 the greenhouse gas impacts of energy consumed in a home. The
14 legislature further finds that home energy labeling programs using
15 the home energy score model developed by the United States department
16 of energy have proven to be effective in other states.

17 Therefore, the legislature intends to establish a method for
18 energy labeling of existing residential buildings.

19 NEW SECTION. **Sec. 2.** A new section is added to chapter 19.27A
20 RCW to read as follows:

1 (1) Cities and counties may require that the owner of a single-
2 family detached dwelling unit, duplex, triplex, quadplex, cottage
3 housing, townhouse, or attached accessory dwelling unit obtain and
4 make available a home energy performance report before the residence
5 may be publicly advertised for sale.

6 (2) An ordinance adopted by a city or county requiring home
7 energy performance reports pursuant to subsection (1) of this section
8 shall have an effective date one year after adoption.

9 (3) If a city or county requires a home energy performance report
10 pursuant to this section, the home energy audit must comply with the
11 requirements of this section.

12 (4) In order to minimize the financial impacts on low-income home
13 sellers associated with a requirement to obtain a home energy
14 performance report, neither a city nor a county may require a home
15 energy performance report until the city or county has first
16 conducted an analysis of such financial impacts and adopted a program
17 to mitigate such financial impacts, including the subsidization of
18 the cost of home energy performance reports for low-income home
19 sellers.

20 (5) A home energy performance report required by a city or county
21 pursuant to this section must include the following information:

22 (a) A home energy score, using the methods developed by the
23 United States department of energy;

24 (b) An estimate of the total annual energy used in the residence
25 in retail units of energy by fuel;

26 (c) An estimate of the total monthly or annual cost of energy
27 purchased for use in the residence in dollars, by fuel type, based on
28 the current average annual retail residential energy price of the
29 utility serving the covered building at the time of the report;

30 (d) At least one comparison home energy performance score that
31 provides context for the range of potential scores;

32 (e) The identification of efficiency measures that may be
33 installed directly by consumers;

34 (f) The amount of greenhouse gas emissions associated with the
35 energy consumption of the residence, in tons per year by fuel type,
36 with at least one comparison measure that provides context for the
37 range of potential scores; and

38 (g) The identification of the most significant energy efficiency
39 improvements with respect to the residence.

1 (6) A home energy performance report required by a city or county
2 pursuant to this section must be prepared by a qualified home energy
3 auditor certified by a qualification certification program approved
4 by the United States department of energy.

5 (7) The format of a home energy performance report must comply
6 with the home energy performance report format developed by the
7 department of commerce pursuant to section 3 of this act. Cities and
8 counties may add additional criteria and information to the standard
9 report format.

10 (8) A single home energy performance report may be obtained and
11 replicated for buildings constructed within the same land division
12 using identical design specifications with identical features
13 including, but not limited to, floorplan, type and amount of
14 insulation, windows, attic fans, heating and cooling systems, hot
15 water heaters, and appliances.

16 (9) The home energy performance report is valid for eight years
17 after the assessment date, provided that no changes to mechanical
18 systems, building envelope, energy efficiency, or square footage in
19 the home has occurred. For the purposes of this section, an
20 assessment date is the date the assessment was completed.

21 NEW SECTION. **Sec. 3.** A new section is added to chapter 43.21F
22 RCW to read as follows:

23 By November 30, 2025, the department shall develop, maintain, and
24 make available a standardized format for home energy performance
25 reports prepared pursuant to section 2 of this act. The standardized
26 format report must include space for cities and counties to add
27 additional criteria and information if they desire.

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