

CERTIFICATION OF ENROLLMENT

**ENGROSSED THIRD SUBSTITUTE HOUSE BILL 1257**

Chapter 285, Laws of 2019

66th Legislature  
2019 Regular Session

ENERGY EFFICIENCY

EFFECTIVE DATE: July 28, 2019

Passed by the House April 18, 2019  
Yeas 55 Nays 39

FRANK CHOPP

**Speaker of the House of Representatives**

Passed by the Senate April 15, 2019  
Yeas 25 Nays 23

CYRUS HABIB

**President of the Senate**

Approved May 7, 2019 3:25 PM

JAY INSLEE

**Governor of the State of Washington**

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED THIRD SUBSTITUTE HOUSE BILL 1257** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

**Chief Clerk**

FILED

May 13, 2019

**Secretary of State  
State of Washington**

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**ENGROSSED THIRD SUBSTITUTE HOUSE BILL 1257**

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AS AMENDED BY THE SENATE

Passed Legislature - 2019 Regular Session

**State of Washington**

**66th Legislature**

**2019 Regular Session**

**By** House Appropriations (originally sponsored by Representatives Doglio, Tarleton, Lekanoff, Fitzgibbon, Dolan, Fey, Mead, Peterson, Kloba, Riccelli, Macri, Hudgins, Morris, Stanford, Appleton, Slatter, Tharinger, Jinkins, Pollet, and Goodman; by request of Governor Inslee)

READ FIRST TIME 03/21/19.

1 AN ACT Relating to energy efficiency; amending RCW 19.27A.140,  
2 19.27A.170, 19.27A.025, and 19.27.540; adding new sections to chapter  
3 19.27A RCW; adding a new section to chapter 82.16 RCW; adding new  
4 sections to chapter 80.28 RCW; creating new sections; prescribing  
5 penalties; and providing an expiration date.

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

7 NEW SECTION. **Sec. 1.** (1) The legislature finds that state  
8 policy encouraging energy efficiency has been extremely successful in  
9 reducing energy use, avoiding costly investment in new generating  
10 capacity, lowering customer energy bills, and reducing air pollution  
11 and greenhouse gas emissions. The state's 2019 biennial energy report  
12 indicates that utility conservation investments under chapter 19.285  
13 RCW, the energy independence act, now save consumers more than seven  
14 hundred fifty million dollars annually, helping to keep Washington's  
15 electricity prices among the lowest in the nation.

16 (2) Studies by the Northwest power and conservation council and  
17 by individual Washington utilities repeatedly show that efficiency is  
18 the region's largest, cheapest, lowest risk energy resource; that  
19 without it, the Northwest would have needed to invest in additional  
20 natural gas-fired generation; and that, looking ahead, efficiency can  
21 approach the size of the region's hydropower system as a regional

1 resource. The Northwest power and conservation council forecasts that  
2 with an aggressive new energy efficiency policy, the region can  
3 potentially meet one hundred percent of its electricity load growth  
4 over the next twenty years with energy efficiency.

5 (3) Energy efficiency investments that reduce energy use in  
6 buildings bring cobenefits that directly impact Washingtonians'  
7 quality of life. These benefits include improved indoor air quality,  
8 more comfortable homes and workplaces, and lower tenant energy bills.  
9 The legislature notes that according to the United States department  
10 of energy's energy and employment report, 2017, the energy efficiency  
11 sector has created more than sixty-five thousand jobs in the state,  
12 more than two-thirds of which are in the construction sector, and  
13 that the number continues to grow.

14 (4) Considering the benefits of and the need for additional  
15 energy efficiency to meet regional energy demand, the legislature  
16 notes that attaining as much of this resource as possible from the  
17 buildings sector can have a significant effect on state greenhouse  
18 gas emissions by deferring or displacing the need for natural gas-  
19 fired electricity generation and reducing the direct use of natural  
20 gas. Buildings represent the second largest source of greenhouse gas  
21 emissions in Washington and emissions from the buildings sector have  
22 grown by fifty percent since 1990, far outpacing all other emission  
23 sources.

24 (5) The legislature therefore determines that it is in the  
25 state's interest to maximize the full potential of energy efficiency  
26 standards, retrofit incentives, utility programs, and building codes  
27 to keep energy costs low and to meet statutory goals for increased  
28 building efficiency and reduced greenhouse gas emissions.

29 (6) It is the intent of this act to provide incentives and  
30 regulations that encourage greater energy efficiency in all aspects  
31 of new and existing buildings, including building design, energy  
32 delivery, and utilization and operations. This act:

33 (a) Establishes energy performance standards for larger existing  
34 commercial buildings;

35 (b) Provides financial incentives and technical assistance for  
36 building owners taking early action to meet these standards before  
37 they are required to be met;

38 (c) Enhances access to commercial building energy consumption  
39 data in order to assist with monitoring progress toward meeting  
40 energy performance standards; and

1 (d) Establishes efficiency performance requirements for natural  
2 gas distribution companies, recognizing the significant contribution  
3 of natural gas to the state's greenhouse gas emissions, the role that  
4 natural gas plays in heating buildings and powering equipment within  
5 buildings across the state, and the greenhouse gas reduction benefits  
6 associated with substituting renewable natural gas for fossil fuels.

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

9 The definitions in this section apply throughout sections 3  
10 through 6 of this act unless the context clearly requires otherwise.

11 (1) "Agricultural structure" means a structure designed and  
12 constructed to house farm implements, hay, grain, poultry, livestock,  
13 or other horticultural products, and that is not a place used by the  
14 public or a place of human habitation or employment where  
15 agricultural products are processed, treated, or packaged.

16 (2) "Baseline energy use intensity" means a building's weather  
17 normalized energy use intensity measured the previous year to making  
18 an application for an incentive under section 4 of this act.

19 (3) "Building owner" means an individual or entity possessing  
20 title to a building.

21 (4) "Building tenant" means a person or entity occupying or  
22 holding possession of a building or premises pursuant to a rental  
23 agreement.

24 (5) "Conditional compliance" means a temporary compliance method  
25 used by building owners that demonstrate the owner has implemented  
26 energy use reduction strategies required by the standard, but has not  
27 demonstrated full compliance with the energy use intensity target.

28 (6) "Consumer-owned utility" has the same meaning as defined in  
29 RCW 19.27A.140.

30 (7) "Covered commercial building" means a building where the sum  
31 of nonresidential, hotel, motel, and dormitory floor areas exceeds  
32 fifty thousand gross square feet, excluding the parking garage area.

33 (8) "Department" means the department of commerce.

34 (9) "Director" means the director of the department of commerce  
35 or the director's designee.

36 (10) "Electric utility" means a consumer-owned utility or an  
37 investor-owned utility.

38 (11) "Eligible building owner" means: (a) The owner of a covered  
39 commercial building required to comply with the standard established

1 in section 3 of this act; or (b) the owner of a multifamily  
2 residential building where the floor area exceeds fifty thousand  
3 gross square feet, excluding the parking garage area.

4 (12) "Energy" includes: Electricity, including electricity  
5 delivered through the electric grid and electricity generated at the  
6 building premises using solar or wind energy resources; natural gas;  
7 district steam; district hot water; district chilled water; propane;  
8 fuel oil; wood; coal; or other fuels used to meet the energy loads of  
9 a building.

10 (13) "Energy use intensity" means a measurement that normalizes a  
11 building's site energy use relative to its size. A building's energy  
12 use intensity is calculated by dividing the total net energy consumed  
13 in one year by the gross floor area of the building, excluding the  
14 parking garage. "Energy use intensity" is reported as a value of  
15 thousand British thermal units per square foot per year.

16 (14) "Energy use intensity target" means the net energy use  
17 intensity of a covered commercial building that has been established  
18 for the purposes of complying with the standard established under  
19 section 3 of this act.

20 (15) "Gas company" includes every corporation, company,  
21 association, joint stock association, partnership, and person, their  
22 lessees, trustees, or receiver appointed by any court whatsoever, and  
23 every city or town owning, controlling, operating, or managing any  
24 gas plant within this state.

25 (16) "Greenhouse gas" includes carbon dioxide, methane, nitrous  
26 oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.

27 (17)(a) "Gross floor area" means the total number of square feet  
28 measured between the exterior surfaces of the enclosing fixed walls  
29 of a building, including all supporting functions such as offices,  
30 lobbies, restrooms, equipment storage areas, mechanical rooms, break  
31 rooms, and elevator shafts.

32 (b) "Gross floor area" does not include outside bays or docks.

33 (18) "Investor-owned utility" means a company owned by investors,  
34 that meets one of the definitions of RCW 80.04.010, and that is  
35 engaged in distributing electricity to more than one retail electric  
36 customer in the state.

37 (19) "Multifamily residential building" means a building  
38 containing sleeping units or more than two dwelling units where  
39 occupants are primarily permanent in nature.

1 (20) "Net energy use" means the sum of metered and bulk fuel  
2 energy entering the building, minus the sum of metered energy leaving  
3 the building.

4 (21) "Qualifying utility" means a consumer-owned or investor-  
5 owned gas or electric utility that serves more than twenty-five  
6 thousand customers in the state of Washington.

7 (22) "Savings-to-investment ratio" means the ratio of the total  
8 present value savings to the total present value costs of a bundle of  
9 an energy or water conservation measure estimated over the projected  
10 useful life of each measure. The numerator of the ratio is the  
11 present value of net savings in energy or water and nonfuel or  
12 nonwater operation and maintenance costs attributable to the proposed  
13 energy or water conservation measure. The denominator of the ratio is  
14 the present value of the net increase in investment and replacement  
15 costs less salvage value attributable to the proposed energy or water  
16 conservation measure.

17 (23) "Standard" means the state energy performance standard for  
18 covered commercial buildings established under section 3 of this act.

19 (24) "Thermal energy company" has the same meaning as defined in  
20 RCW 80.04.550.

21 (25) "Weather normalized" means a method for modifying the  
22 measured building energy use in a specific weather year to energy use  
23 under normal weather conditions.

24 NEW SECTION. **Sec. 3.** A new section is added to chapter 19.27A  
25 RCW to read as follows:

26 (1)(a) By November 1, 2020, the department must establish by rule  
27 a state energy performance standard for covered commercial buildings.

28 (b) In developing energy performance standards, the department  
29 shall seek to maximize reductions of greenhouse gas emissions from  
30 the building sector. The standard must include energy use intensity  
31 targets by building type and methods of conditional compliance that  
32 include an energy management plan, operations and maintenance  
33 program, energy efficiency audits, and investment in energy  
34 efficiency measures designed to meet the targets. The department  
35 shall use ANSI/ASHRAE/IES standard 100-2018 as an initial model for  
36 standard development. The department must update the standard by July  
37 1, 2029, and every five years thereafter. Prior to the adoption or  
38 update of the standard, the department must identify the sources of  
39 information it relied upon, including peer-reviewed science.

1 (2) In establishing the standard under subsection (1) of this  
2 section, the department:

3 (a) Must develop energy use intensity targets that are no greater  
4 than the average energy use intensity for the covered commercial  
5 building occupancy type with adjustments for unique energy using  
6 features. The department must also develop energy use intensity  
7 targets for additional property types eligible for incentives in  
8 section 4 of this act. The department must consider regional and  
9 local building energy utilization data, such as existing energy star  
10 benchmarking data, in establishing targets for the standard. Energy  
11 use intensity targets must be developed for two or more climate zones  
12 and be representative of energy use in a normal weather year;

13 (b) May consider building occupancy classifications from ANSI/  
14 ASHRAE/IES standard 100-2018 and the United States environmental  
15 protection agency's energy star portfolio manager when developing  
16 energy use intensity targets;

17 (c) May implement lower energy use intensity targets for more  
18 recently built covered commercial buildings based on the state energy  
19 code in place when the buildings were constructed;

20 (d) (i) Must adopt a conditional compliance method that ensures  
21 that covered commercial buildings that do not meet the specified  
22 energy use intensity targets are taking action to achieve reduction  
23 in energy use, including investment criteria for conditional  
24 compliance that ensure that energy efficiency measures identified by  
25 energy audits are implemented to achieve a covered commercial  
26 building's energy use intensity target. The investment criteria must  
27 require that a building owner adopt an implementation plan to meet  
28 the energy intensity target or implement an optimized bundle of  
29 energy efficiency measures that provides maximum energy savings  
30 without resulting in a savings-to-investment ratio of less than 1.0,  
31 except as exempted in (d) (ii) of this subsection. The implementation  
32 plan must be based on an investment grade energy audit and a life-  
33 cycle cost analysis that accounts for the period during which a  
34 bundle of measures will provide savings. The building owner's cost  
35 for implementing energy efficiency measures must reflect net cost,  
36 excluding any costs covered by utility or government grants. The  
37 implementation plan may exclude measures that do not pay for  
38 themselves over the useful life of the measure and measures excluded  
39 under (d) (ii) of this subsection. The implementation plan may include  
40 phased implementation such that the building owner is not required to

1 replace a system or equipment before the end of the system or  
2 equipment's useful life;

3 (ii) For those buildings or structures that are listed in the  
4 state or national register of historic places; designated as a  
5 historic property under local or state designation law or survey;  
6 certified as a contributing resource with a national register listed  
7 or locally designated historic district; or with an opinion or  
8 certification that the property is eligible to be listed on the  
9 national or state registers of historic places either individually or  
10 as a contributing building to a historic district by the state  
11 historic preservation officer or the keeper of the national register  
12 of historic places, no individual energy efficiency requirement need  
13 be met that would compromise the historical integrity of a building  
14 or part of a building.

15 (3) Based on records obtained from each county assessor and other  
16 available information sources, the department must create a database  
17 of covered commercial buildings and building owners required to  
18 comply with the standard established in accordance with this section.

19 (4) By July 1, 2021, the department must provide the owners of  
20 covered buildings with notification of compliance requirements.

21 (5) The department must develop a method for administering  
22 compliance reports from building owners.

23 (6) The department must provide a customer support program to  
24 building owners including, but not limited to, outreach and  
25 informational material, periodic training, phone and email support,  
26 and other technical assistance.

27 (7) The building owner of a covered commercial building must  
28 report the building owner's compliance with the standard to the  
29 department in accordance with the schedule established under  
30 subsection (8) of this section and every five years thereafter. For  
31 each reporting date, the building owner must submit documentation to  
32 demonstrate that:

33 (a) The weather normalized energy use intensity of the covered  
34 commercial building measured in the previous calendar year is less  
35 than or equal to the energy use intensity target; or

36 (b) The covered commercial building has received conditional  
37 compliance from the department based on energy efficiency actions  
38 prescribed by the standard; or



1 (c) The covered commercial building is exempt from the standard  
2 by demonstrating that the building meets one of the following  
3 criteria:

4 (i) The building did not have a certificate of occupancy or  
5 temporary certificate of occupancy for all twelve months of the  
6 calendar year prior to the building owner compliance schedule  
7 established under subsection (8) of this section;

8 (ii) The building did not have an average physical occupancy of  
9 at least fifty percent throughout the calendar year prior to the  
10 building owner compliance schedule established under subsection (8)  
11 of this section;

12 (iii) The sum of the buildings gross floor area minus  
13 unconditioned and semiconditioned spaces, as defined in the  
14 Washington state energy code, is less than fifty thousand square  
15 feet;

16 (iv) The primary use of the building is manufacturing or other  
17 industrial purposes, as defined under the following use designations  
18 of the international building code: (A) Factory group F; or (B) high  
19 hazard group H;

20 (v) The building is an agricultural structure; or

21 (vi) The building meets at least one of the following conditions  
22 of financial hardship: (A) The building had arrears of property taxes  
23 or water or wastewater charges that resulted in the building's  
24 inclusion, within the prior two years, on a city's or county's annual  
25 tax lien sale list; (B) the building has a court appointed receiver  
26 in control of the asset due to financial distress; (C) the building  
27 is owned by a financial institution through default by a borrower;  
28 (D) the building has been acquired by a deed in lieu of foreclosure  
29 within the previous twenty-four months; (E) the building has a senior  
30 mortgage subject to a notice of default; or (F) other conditions of  
31 financial hardship identified by the department by rule.

32 (8) A building owner of a covered commercial building must meet  
33 the following reporting schedule for complying with the standard  
34 established under this section:

35 (a) For a building with more than two hundred twenty thousand  
36 gross square feet, June 1, 2026;

37 (b) For a building with more than ninety thousand gross square  
38 feet but less than two hundred twenty thousand and one gross square  
39 feet, June 1, 2027; and

1 (c) For a building with more than fifty thousand gross square  
2 feet but less than ninety thousand and one square feet, June 1, 2028.

3 (9) (a) The department may issue a notice of violation to a  
4 building owner for noncompliance with the requirements of this  
5 section. A determination of noncompliance may be made for any of the  
6 following reasons:

7 (i) Failure to submit a compliance report in the form and manner  
8 prescribed by the department;

9 (ii) Failure to meet an energy use intensity target or failure to  
10 receive conditional compliance approval;

11 (iii) Failure to provide accurate reporting consistent with the  
12 requirements of the standard established under this section; and

13 (iv) Failure to provide a valid exemption certificate.

14 (b) In order to create consistency with the implementation of the  
15 standard and rules adopted under this section, the department must  
16 reply and cite the section of law, code, or standard in a notice of  
17 violation for noncompliance with the requirements of this section  
18 when requested to do so by the building owner or the building owner's  
19 agent.

20 (10) The department is authorized to impose an administrative  
21 penalty upon a building owner for failing to submit documentation  
22 demonstrating compliance with the requirements of this section. The  
23 penalty may not exceed an amount equal to five thousand dollars plus  
24 an amount based on the duration of any continuing violation. The  
25 additional amount for a continuing violation may not exceed a daily  
26 amount equal to one dollar per year per gross square foot of floor  
27 area. The department may by rule increase the maximum penalty rates  
28 to adjust for the effects of inflation.

29 (11) Administrative penalties collected under this section must  
30 be deposited into the low-income weatherization and structural  
31 rehabilitation assistance account created in RCW 70.164.030.

32 (12) The department must adopt rules as necessary to implement  
33 this section, including but not limited to:

34 (a) Rules necessary to ensure timely, accurate, and complete  
35 reporting of building energy performance for all covered commercial  
36 buildings;

37 (b) Rules necessary to enforce the standard established under  
38 this section; and

39 (c) Rules that provide a mechanism for appeal of any  
40 administrative penalty imposed by the department under this section.

1 (13) Upon request by the department, each county assessor must  
2 provide property data from existing records to the department as  
3 necessary to implement this section.

4 (14) By January 15, 2022, and each year thereafter through 2029,  
5 the department must submit a report to the governor and the  
6 appropriate committees of the legislature on the implementation of  
7 the state energy performance standard established under this section.  
8 The report must include information regarding the adoption of the  
9 ANSI/ASHRAE/IES standard 100-2018 as an initial model, the financial  
10 impact to building owners required to comply with the standard, the  
11 amount of incentives provided under sections 4 and 5 of this act, and  
12 any other significant information associated with the implementation  
13 of this section.

14 NEW SECTION. **Sec. 4.** A new section is added to chapter 19.27A  
15 RCW to read as follows:

16 (1) The department must establish a state energy performance  
17 standard early adoption incentive program consistent with the  
18 requirements of this section.

19 (2) The department must adopt application and reporting  
20 requirements for the incentive program. Building energy reporting for  
21 the incentive program must be consistent with the energy reporting  
22 requirements established under section 3 of this act.

23 (3) Upon receiving documentation demonstrating that a building  
24 owner qualifies for an incentive under this section, the department  
25 must authorize each applicable entity administering incentive  
26 payments, as provided in section 6 of this act, to make an incentive  
27 payment to the building owner. When a building is served by more than  
28 one entity offering incentives or more than one type of fuel,  
29 incentive payments must be proportional to the energy use intensity  
30 reduction of each specific fuel provided by each entity.

31 (4) An eligible building owner may receive an incentive payment  
32 in the amounts specified in subsection (6) of this section only if  
33 the following requirements are met:

34 (a) The building is either: (i) A covered commercial building  
35 subject to the requirements of the standard established under section  
36 3 of this act; or (ii) a multifamily residential building where the  
37 floor area exceeds fifty thousand gross square feet, excluding the  
38 parking garage area;

1 (b) The building's baseline energy use intensity exceeds its  
2 applicable energy use intensity target by at least fifteen energy use  
3 intensity units;

4 (c) At least one electric utility, gas company, or thermal energy  
5 company providing or delivering energy to the covered commercial  
6 building is participating in the incentive program by administering  
7 incentive payments as provided in section 6 of this act; and

8 (d) The building owner complies with any other requirements  
9 established by the department.

10 (5) (a) An eligible building owner who meets the requirements of  
11 subsection (4) of this section may submit an application to the  
12 department for an incentive payment in a form and manner prescribed  
13 by the department. The application must be submitted in accordance  
14 with the following schedule:

15 (i) For a building with more than two hundred twenty thousand  
16 gross square feet, beginning July 1, 2021, through June 1, 2025;

17 (ii) For a building with more than ninety thousand gross square  
18 feet but less than two hundred twenty thousand and one gross square  
19 feet, beginning July 1, 2021, through June 1, 2026; and

20 (iii) For a building with more than fifty thousand gross square  
21 feet but less than ninety thousand and one gross square feet,  
22 beginning July 1, 2021, through June 1, 2027.

23 (b) The department must review each application and determine  
24 whether the applicant is eligible for the incentive program and if  
25 funds are available for the incentive payment within the limitation  
26 established in section 5 of this act. If the department certifies an  
27 application, it must provide verification to the building owner and  
28 each entity participating as provided in section 6 of this act and  
29 providing service to the building owner.

30 (6) An eligible building owner that demonstrates early compliance  
31 with the applicable energy use intensity target under the standard  
32 established under section 3 of this act may receive a base incentive  
33 payment of eighty-five cents per gross square foot of floor area,  
34 excluding parking, unconditioned, or semiconditioned spaces.

35 (7) The incentives provided in subsection (6) of this section are  
36 subject to the limitations and requirements of this section,  
37 including any rules or procedures implementing this section.

38 (8) The department must establish requirements for the  
39 verification of energy consumption by the building owner and each

1 participating electric utility, gas company, and thermal energy  
2 company.

3 (9) The department must provide an administrative process for an  
4 eligible building owner to appeal a determination of an incentive  
5 eligibility or amount.

6 (10) By September 30, 2025, and every two years thereafter, the  
7 department must report to the appropriate committees of the  
8 legislature on the results of the incentive program under this  
9 section and may provide recommendations to improve the effectiveness  
10 of the program.

11 (11) The department may adopt rules to implement this section.

12 NEW SECTION. **Sec. 5.** A new section is added to chapter 19.27A  
13 RCW to read as follows:

14 The department may not issue a certification for an incentive  
15 application under section 4 of this act if doing so is likely to  
16 result in total incentive payments under section 4 of this act in  
17 excess of seventy-five million dollars.

18 NEW SECTION. **Sec. 6.** A new section is added to chapter 19.27A  
19 RCW to read as follows:

20 (1)(a) Each qualifying utility must administer incentive payments  
21 for the state energy performance standard early adoption incentive  
22 program established in section 4 of this act on behalf of its  
23 customers who are eligible building owners of covered commercial  
24 buildings or multifamily residential buildings, consistent with the  
25 requirements of this section. Any thermal energy company, electric  
26 utility, or gas company not otherwise required to administer  
27 incentive payments may voluntarily participate by providing notice to  
28 the department in a form and manner prescribed by the department.

29 (b) Nothing in this subsection (1) requires a qualifying utility  
30 to administer incentive payments for the state energy performance  
31 standard early adoption incentive program established in section 4 of  
32 this act for which the qualifying utility is not allowed a credit  
33 against taxes due under this chapter.

34 (2) An entity that administers the payments for the incentive  
35 program under this section must administer the program in a manner  
36 that is consistent with the standard established and any rules  
37 adopted by the department under sections 3 and 4 of this act.

1 (3) Upon receiving notification from the department that a  
2 building owner has qualified for an incentive payment, each entity  
3 that administers incentive payments under this section must make  
4 incentive payments to its customers who are eligible building owners  
5 of covered commercial buildings or multifamily residential buildings  
6 who qualify as provided under this section and at rates specified in  
7 section 4(6) of this act. When a building is served by more than one  
8 entity administering incentive payments, incentive payments must be  
9 proportional to the energy use intensity reduction of the  
10 participating entities' fuel.

11 (4) The participation by an entity in the administration of  
12 incentive payments under this section does not relieve the entity of  
13 any obligation that may otherwise exist or be established to provide  
14 customer energy efficiency programs or incentives.

15 (5) An entity that administers the payments for the incentive  
16 program under this section is not liable for excess payments made in  
17 reliance on amounts reported by the department as due and payable as  
18 provided under section 4 of this act, if such amounts are later found  
19 to be abnormal or inaccurate due to no fault of the business.

20 NEW SECTION. **Sec. 7.** This section is the tax preference  
21 performance statement for the tax preference contained in section 8,  
22 chapter . . ., Laws of 2019 (section 8 of this act). This performance  
23 statement is only intended to be used for subsequent evaluation of  
24 the tax preference. It is not intended to create a private right of  
25 action by any party or be used to determine eligibility for  
26 preferential tax treatment.

27 (1) The legislature categorizes this tax preference as one  
28 intended to induce implementation of building energy efficiency  
29 measures, as indicated in section 4 of this act.

30 (2) It is the legislature's specific public policy objective to  
31 increase energy efficiency and the use of renewable fuels that reduce  
32 the amount of greenhouse gas emissions in Washington. It is the  
33 legislature's intent to provide a credit against the taxes owing by  
34 utilities under chapter 82.16 RCW for the incentives provided for the  
35 implementation by eligible building owners of energy efficiency and  
36 renewable energy measures.

37 (3) If a review finds that measurable energy savings have  
38 increased in covered commercial buildings for which building owners  
39 are receiving an incentive payment from a qualifying utility, then

1 the legislature intends to extend the expiration date of the tax  
2 preference.

3 (4) In order to obtain the data necessary to perform the review  
4 in subsection (3) of this section, the joint legislative audit and  
5 review committee may refer to the number of building owners receiving  
6 an incentive payment from qualifying utilities taking the public  
7 utility tax preference under section 8 of this act, the amount of the  
8 incentive payment, and the energy use intensity reduction of the  
9 buildings as a result of the incentive program, as reported by the  
10 department of commerce.

11 NEW SECTION. **Sec. 8.** A new section is added to chapter 82.16  
12 RCW to read as follows:

13 (1) Subject to the requirements of this section, a light and  
14 power business or a gas distribution business is allowed a credit  
15 against taxes due under this chapter in an amount equal to:

16 (a) Incentive payments made in any calendar year under section 4  
17 of this act; and

18 (b) Documented administrative cost not to exceed eight percent of  
19 the incentive payments.

20 (2) The credit must be taken in a form and manner as required by  
21 the department.

22 (3) Credit must be claimed against taxes due under this chapter  
23 for the incentive payments made and administrative expenses incurred.  
24 Credit earned in one calendar year may not be carried backward but  
25 may be claimed against taxes due under this chapter during the same  
26 calendar year and for the following two calendar years. The credit  
27 may not exceed the tax that would otherwise be due under this  
28 chapter. Refunds may not be granted in the place of a credit.

29 (4) (a) Except as provided in (c) of this subsection, any business  
30 that has claimed credit in excess of the amount of credit the  
31 business earned under subsection (1) of this section must repay the  
32 amount of tax against which the excess credit was claimed.

33 (b) The department must assess interest on the taxes due under  
34 this subsection. Interest must be assessed at the rate provided for  
35 delinquent excise taxes under chapter 82.32 RCW, retroactively to the  
36 date the credit was claimed, and accrues until the taxes against  
37 which the credit was claimed are repaid. The department must provide  
38 written notice of the amount due under this subsection and that the  
39 amount due must be paid within thirty days of the date of the notice.

1 The department may not impose penalties as provided in chapter 82.32  
2 RCW on taxes due under this subsection unless the amount due is not  
3 paid in full by the due date in the notice.

4 (c) A business is not liable for excess credits claimed in  
5 reliance on amounts reported to the business by the department of  
6 commerce as due and payable as provided under section 4 of this act,  
7 if such amounts are later found to be abnormal or inaccurate due to  
8 no fault of the business.

9 (5) The amount of credit taken under this section and the  
10 identity of a business that takes the credit is not confidential  
11 taxpayer information under RCW 82.32.330 and is subject to  
12 disclosure.

13 (6) This section expires June 30, 2032.

14 **Sec. 9.** RCW 19.27A.140 and 2011 1st sp.s. c 43 s 245 are each  
15 amended to read as follows:

16 The definitions in this section apply to RCW 19.27A.130 through  
17 19.27A.190 and 19.27A.020 unless the context clearly requires  
18 otherwise.

19 (1) "Benchmark" means the energy used by a facility as recorded  
20 monthly for at least one year and the facility characteristics  
21 information inputs required for a portfolio manager.

22 (2) "Conditioned space" means conditioned space, as defined in  
23 the Washington state energy code.

24 (3) "Consumer-owned utility" includes a municipal electric  
25 utility formed under Title 35 RCW, a public utility district formed  
26 under Title 54 RCW, an irrigation district formed under chapter 87.03  
27 RCW, a cooperative formed under chapter 23.86 RCW, a mutual  
28 corporation or association formed under chapter 24.06 RCW, a port  
29 district formed under Title 53 RCW, or a water-sewer district formed  
30 under Title 57 RCW, that is engaged in the business of distributing  
31 electricity to one or more retail electric customers in the state.

32 (4) "Cost-effectiveness" means that a project or resource is  
33 forecast:

34 (a) To be reliable and available within the time it is needed;  
35 and

36 (b) To meet or reduce the power demand of the intended consumers  
37 at an estimated incremental system cost no greater than that of the  
38 least-cost similarly reliable and available alternative project or  
39 resource, or any combination thereof.



- 1 (5) "Council" means the state building code council.
- 2 (6) "Embodied energy" means the total amount of fossil fuel  
3 energy consumed to extract raw materials and to manufacture,  
4 assemble, transport, and install the materials in a building and the  
5 life-cycle cost benefits including the recyclability and energy  
6 efficiencies with respect to building materials, taking into account  
7 the total sum of current values for the costs of investment, capital,  
8 installation, operating, maintenance, and replacement as estimated  
9 for the lifetime of the product or project.
- 10 (7) "Energy consumption data" means the monthly amount of energy  
11 consumed by a customer as recorded by the applicable energy meter for  
12 the most recent twelve-month period.
- 13 (8) "Energy service company" has the same meaning as in RCW  
14 43.19.670.
- 15 (9) "Enterprise services" means the department of enterprise  
16 services.
- 17 (10) "Greenhouse gas" and "greenhouse gases" includes carbon  
18 dioxide, methane, nitrous oxide, hydrofluorocarbons,  
19 perfluorocarbons, and sulfur hexafluoride.
- 20 (11) "Investment grade energy audit" means an intensive  
21 engineering analysis of energy efficiency and management measures for  
22 the facility, net energy savings, and a cost-effectiveness  
23 determination.
- 24 (12) "Investor-owned utility" means a corporation owned by  
25 investors that meets the definition of "corporation" as defined in  
26 RCW 80.04.010 and is engaged in distributing either electricity or  
27 natural gas, or both, to more than one retail electric customer in  
28 the state.
- 29 (13) "Major facility" means any publicly owned or leased  
30 building, or a group of such buildings at a single site, having ten  
31 thousand square feet or more of conditioned floor space.
- 32 (14) "National energy performance rating" means the score  
33 provided by the energy star program, to indicate the energy  
34 efficiency performance of the building compared to similar buildings  
35 in that climate as defined in the United States environmental  
36 protection agency "ENERGY STAR® Performance Ratings Technical  
37 Methodology."
- 38 (15) "Net zero energy use" means a building with net energy  
39 consumption of zero over a typical year.

1 (16) "Portfolio manager" means the United States environmental  
2 protection agency's energy star portfolio manager or an equivalent  
3 tool adopted by the department of enterprise services.

4 (17) "Preliminary energy audit" means a quick evaluation by an  
5 energy service company of the energy savings potential of a building.

6 (18) "Qualifying public agency" includes all state agencies,  
7 colleges, and universities.

8 (19) "Qualifying utility" means a consumer-owned or investor-  
9 owned gas or electric utility that serves more than twenty-five  
10 thousand customers in the state of Washington.

11 (20) "Reporting public facility" means any of the following:

12 (a) A building or structure, or a group of buildings or  
13 structures at a single site, owned by a qualifying public agency,  
14 that exceed ten thousand square feet of conditioned space;

15 (b) Buildings, structures, or spaces leased by a qualifying  
16 public agency that exceeds ten thousand square feet of conditioned  
17 space, where the qualifying public agency purchases energy directly  
18 from the investor-owned or consumer-owned utility;

19 (c) A wastewater treatment facility owned by a qualifying public  
20 agency; or

21 (d) Other facilities selected by the qualifying public agency.

22 (21) "State portfolio manager master account" means a portfolio  
23 manager account established to provide a single shared portfolio that  
24 includes reports for all the reporting public facilities.

25 (22) "Building owner" has the same meaning as defined in section  
26 2 of this act.

27 (23) "Covered commercial building" has the same meaning as  
28 defined in section 2 of this act.

29 **Sec. 10.** RCW 19.27A.170 and 2009 c 423 s 6 are each amended to  
30 read as follows:

31 (1) On and after January 1, 2010, qualifying utilities shall  
32 maintain records of the energy consumption data of all nonresidential  
33 and qualifying public agency buildings to which they provide service.  
34 This data must be maintained for at least the most recent twelve  
35 months in a format compatible for uploading to the United States  
36 environmental protection agency's energy star portfolio manager.

37 (2) On and after January 1, 2010, upon the written authorization  
38 or secure electronic authorization of a nonresidential building owner  
39 or operator, a qualifying utility shall upload the energy consumption

1 data for the accounts specified by the owner or operator for a  
2 building to the United States environmental protection agency's  
3 energy star portfolio manager in a form that does not disclose  
4 personally identifying information.

5 (3) In carrying out the requirements of this section, a  
6 qualifying utility shall use any method for providing the specified  
7 data in order to maximize efficiency and minimize overall program  
8 cost. Qualifying utilities are encouraged to consult with the United  
9 States environmental protection agency and their customers in  
10 developing reasonable reporting options.

11 (4) Disclosure of nonpublic nonresidential benchmarking data and  
12 ratings required under subsection (5) of this section will be phased  
13 in as follows:

14 (a) By January 1, 2011, for buildings greater than fifty thousand  
15 square feet; and

16 (b) By January 1, 2012, for buildings greater than ten thousand  
17 square feet.

18 (5) Based on the size guidelines in subsection (4) of this  
19 section, a building owner or operator, or their agent, of a  
20 nonresidential building shall disclose the United States  
21 environmental protection agency's energy star portfolio manager  
22 benchmarking data and ratings to a prospective buyer, lessee, or  
23 lender for the most recent continuously occupied twelve-month period.  
24 A building owner or operator, or their agent, who delivers United  
25 States environmental protection agency's energy star portfolio  
26 manager benchmarking data and ratings to a prospective buyer, lessee,  
27 or lender is not required to provide additional information regarding  
28 energy consumption, and the information is deemed to be adequate to  
29 inform the prospective buyer, lessee, or lender regarding the United  
30 States environmental protection agency's energy star portfolio  
31 manager benchmarking data and ratings for the most recent twelve-  
32 month period for the building that is being sold, leased, financed,  
33 or refinanced.

34 (6) Notwithstanding subsections (4) and (5) of this section,  
35 nothing in this section increases or decreases the duties, if any, of  
36 a building owner, operator, or their agent under this chapter or  
37 alters the duty of a seller, agent, or broker to disclose the  
38 existence of a material fact affecting the real property.

39 (7) An electric or gas utility that is not a qualifying utility  
40 must either offer the upload service specified in subsection (2) of

1 this section or provide customers who are building owners of covered  
2 commercial buildings with consumption data in an electronic document  
3 formatted for direct upload to the United States environmental  
4 protection agency's energy star portfolio manager. Within sixty days  
5 of receiving a written or electronic request and authorization of a  
6 building owner, the utility must provide the building owner with  
7 monthly energy consumption data as required to benchmark the  
8 specified building.

9 (8) For any covered commercial building with three or more  
10 tenants, an electric or gas utility must, upon request of the  
11 building owner, provide the building owner with aggregated monthly  
12 energy consumption data without requiring prior consent from tenants.

13 (9) Each electric or gas utility must ensure that all data  
14 provided in compliance with this section does not contain personally  
15 identifiable information or customer-specific billing information  
16 about tenants of a covered commercial building.

17 NEW SECTION. Sec. 11. A new section is added to chapter 80.28  
18 RCW to read as follows:

19 Each gas company must identify and acquire all conservation  
20 measures that are available and cost-effective. Each company must  
21 establish an acquisition target every two years and must demonstrate  
22 that the target will result in the acquisition of all resources  
23 identified as available and cost-effective. The cost-effectiveness  
24 analysis required by this section must include the costs of  
25 greenhouse gas emissions established in section 15 of this act. The  
26 targets must be based on a conservation potential assessment prepared  
27 by an independent third party and approved by the commission.  
28 Conservation targets must be approved by order by the commission. The  
29 initial conservation target must take effect by 2022.

30 NEW SECTION. Sec. 12. (1) The legislature finds and declares  
31 that:

32 (a) Renewable natural gas provides benefits to natural gas  
33 utility customers and to the public; and

34 (b) The development of renewable natural gas resources should be  
35 encouraged to support a smooth transition to a low carbon energy  
36 economy in Washington.

37 (2) It is the policy of the state to provide clear and reliable  
38 guidelines for gas companies that opt to supply renewable natural gas

1 resources to serve their customers and that ensure robust ratepayer  
2 protections.

3 NEW SECTION. **Sec. 13.** A new section is added to chapter 80.28  
4 RCW to read as follows:

5 (1) A natural gas company may propose a renewable natural gas  
6 program under which the company would supply renewable natural gas  
7 for a portion of the natural gas sold or delivered to its retail  
8 customers. The renewable natural gas program is subject to review and  
9 approval by the commission. The customer charge for a renewable  
10 natural gas program may not exceed five percent of the amount charged  
11 to retail customers for natural gas.

12 (2) The environmental attributes of renewable natural gas  
13 provided under this section must be retired using procedures  
14 established by the commission and may not be used for any other  
15 purpose. The commission must approve procedures for banking and  
16 transfer of environmental attributes.

17 (3) As used in this section, "renewable natural gas" includes  
18 renewable natural gas as defined in RCW 54.04.190. The commission may  
19 approve inclusion of other sources of gas if those sources are  
20 produced without consumption of fossil fuels.

21 NEW SECTION. **Sec. 14.** A new section is added to chapter 80.28  
22 RCW to read as follows:

23 (1) Each gas company must offer by tariff a voluntary renewable  
24 natural gas service available to all customers to replace any portion  
25 of the natural gas that would otherwise be provided by the gas  
26 company. The tariff may provide reasonable limits on participation  
27 based on the availability of renewable natural gas and may use  
28 environmental attributes of renewable natural gas combined with  
29 natural gas. The voluntary renewable natural gas service must include  
30 delivery to, or the retirement on behalf of, the customer of all  
31 environmental attributes associated with the renewable natural gas.

32 (2) For the purposes of this section, "renewable natural gas"  
33 includes renewable natural gas as defined in RCW 54.04.190. The  
34 commission may approve inclusion of other sources of gas if those  
35 sources are produced without consumption of fossil fuels.

36 NEW SECTION. **Sec. 15.** A new section is added to chapter 80.28  
37 RCW to read as follows:

1 For the purposes of section 11 of this act, the cost of  
2 greenhouse gas emissions resulting from the use of natural gas,  
3 including the effect of emissions occurring in the gathering,  
4 transmission, and distribution of natural gas to the end user is  
5 equal to the cost per metric ton of carbon dioxide emissions, using  
6 the two and one-half percent discount rate, listed in table 2,  
7 Technical Support Document: Technical update of the social cost of  
8 carbon for regulatory impact analysis under Executive Order 12866,  
9 published by the interagency working group on social cost of  
10 greenhouse gases of the United States government, August 2016. The  
11 commission must adjust the costs established in this section to  
12 reflect the effect of inflation.

13 NEW SECTION. **Sec. 16.** A new section is added to chapter 80.28  
14 RCW to read as follows:

15 The commission must monitor the greenhouse gas emissions  
16 resulting from natural gas and renewable natural gas delivered by  
17 each gas company to its customers, relative to a proportionate share  
18 of the state's greenhouse gas emissions reduction goal. The  
19 commission must report to the governor by January 1, 2020, and every  
20 three years thereafter, an assessment of whether the gas companies  
21 are on track to meet a proportionate share of the state's greenhouse  
22 gas emissions reduction goal. The commission may rely on reports  
23 submitted by gas companies to the United States environmental  
24 protection agency or other governmental agencies in complying with  
25 this section.

26 **Sec. 17.** RCW 19.27A.025 and 1991 c 122 s 3 are each amended to  
27 read as follows:

28 (1) The minimum state energy code for new nonresidential  
29 buildings shall be the Washington state energy code, 1986 edition, as  
30 amended. The state building code council may, by rule adopted  
31 pursuant to chapter 34.05 RCW, amend that code's requirements for new  
32 nonresidential buildings provided that:

33 (a) Such amendments increase the energy efficiency of typical  
34 newly constructed nonresidential buildings; and

35 (b) Any new measures, standards, or requirements adopted must be  
36 technically feasible, commercially available, and ~~((cost-effective to~~  
37 ~~building owners and tenants))~~ developed to yield the lowest overall

1 cost to the building owner and occupant while meeting the energy  
2 reduction goals established under RCW 19.27A.160.

3 (2) In considering amendments to the state energy code for  
4 nonresidential buildings, the state building code council shall  
5 establish and consult with a technical advisory committee including  
6 representatives of appropriate state agencies, local governments,  
7 general contractors, building owners and managers, design  
8 professionals, utilities, and other interested and affected parties.

9 (3) Decisions to amend the Washington state energy code for new  
10 nonresidential buildings shall be made prior to December 15th of any  
11 year and shall not take effect before the end of the regular  
12 legislative session in the next year. Any disputed provisions within  
13 an amendment presented to the legislature shall be approved by the  
14 legislature before going into effect. A disputed provision is one  
15 which was adopted by the state building code council with less than a  
16 two-thirds majority vote. Substantial amendments to the code shall be  
17 adopted no more frequently than every three years.

18 **Sec. 18.** RCW 19.27.540 and 2009 c 459 s 16 are each amended to  
19 read as follows:

20 (1) The building code council shall adopt rules for electric  
21 vehicle infrastructure requirements. Rules adopted by the state  
22 building code council must consider applicable national and  
23 international standards and be consistent with rules adopted under  
24 RCW 19.28.281.

25 (2)(a) Except as provided in (b) of this subsection, the rules  
26 adopted under this section must require electric vehicle charging  
27 capability at all new buildings that provide on-site parking. Where  
28 parking is provided, the greater of one parking space or ten percent  
29 of parking spaces, rounded to the next whole number, must be provided  
30 with wiring or raceway sized to accommodate 208/240 V 40-amp or  
31 equivalent electric vehicle charging. Electrical rooms serving  
32 buildings with on-site parking must be sized to accommodate the  
33 potential for electrical equipment and distribution required to serve  
34 a minimum of twenty percent of the total parking spaces with 208/240  
35 V 40-amp or equivalent electric vehicle charging. Load management  
36 infrastructure may be used to adjust the size and capacity of the  
37 required building electric service equipment and circuits on the  
38 customer facilities, as well as electric utility owned  
39 infrastructure, as allowed by applicable local and national

1 electrical code. For accessible parking spaces, the greater of one  
2 parking space or ten percent of accessible parking spaces, rounded to  
3 the next whole number, must be provided with electric vehicle  
4 charging infrastructure that may also serve adjacent parking spaces  
5 not designated as accessible parking.

6 (b) For occupancies classified as assembly, education, or  
7 mercantile, the requirements of this section apply only to employee  
8 parking spaces. The requirements of this section do not apply to  
9 occupancies classified as residential R-3, utility, or miscellaneous.

10 (c) The required rules required under this subsection must be  
11 implemented by July 1, 2021.

Passed by the House April 18, 2019.

Passed by the Senate April 15, 2019.

Approved by the Governor May 7, 2019.

Filed in Office of Secretary of State May 13, 2019.

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