

**E3SHB 1433** - S COMM AMD

By Committee on Environment, Energy & Technology

1 Strike everything after the enacting clause and insert the  
2 following:

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

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

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

19 (1) Cities and counties may require that the owner of a single-  
20 family residence obtain and make available a home energy performance  
21 report before the residence may be publicly advertised for sale.

22 (2) If a city or county requires a home energy performance report  
23 pursuant to this section, the home energy performance report must  
24 comply with the requirements of this section.

25 (3) In order to minimize the financial impacts on low-income home  
26 sellers associated with a requirement to obtain a home energy  
27 performance report, neither a city nor a county may require a home  
28 energy performance report until the city or county has first  
29 conducted an analysis of such financial impacts and adopted a program  
30 to mitigate such financial impacts, including the subsidization of

1 the cost of home energy performance reports for low-income home  
2 sellers.

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

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

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

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

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

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

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

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

23 (5) A home energy performance report required by a city or county  
24 pursuant to this section must be prepared by a qualified home energy  
25 auditor certified by a qualified certification program approved by  
26 the United States department of energy.

27 (6) The format of a home energy performance report must comply  
28 with the home energy performance report format developed by the  
29 department of commerce pursuant to section 3 of this act.

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

32 By November 30, 2024, the department shall develop, maintain, and  
33 make available a standardized format for home energy performance  
34 reports prepared pursuant to section 2 of this act."

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1       On page 1, line 1 of the title, after "buildings;" strike the  
2 remainder of the title and insert "adding a new section to chapter  
3 19.27A RCW; adding a new section to chapter 43.21F RCW; and creating  
4 a new section."

EFFECT: Makes two technical edits.

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