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Work Session and Possible Action: An Ordinance Establishing a Residential Energy Performance Disclosure Requirement; Adding Sections 6.760, 6.765, 6.770, 6.775, and 6.780 to the Eugene Code, 1971; and Providing an Effective Date.

October 28, 2026

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Agenda

- 1** | Recap
- 2** | Ordinance and Code Provisions
- 3** | Preview of next steps



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Housing in Eugene

- Condition of housing stock
- Impacts: high energy costs, poor indoor AQ, energy inefficient
- Many people lack information on how to improve their home's energy efficiency

Expanding the use of Home Energy Score (HES) is one tool that can help these priorities.



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Home Energy Score™

- Energy assessment tool developed by US Department of Energy
- \$150-\$250, about 1 hour to complete
- Completed by licensed energy assessor

What is evaluated?

- Insulation
- Heating and cooling system
- Windows and doors
- Water heating
- And more!

What's in the report?

- Score of 1-10
- Details about energy features
- Energy costs
- Recommendations
- Links to rebates



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HES Disclosure Requirement



The seller of a home would:

- Get a HES
- Include it in online listings
- Allow prospective buyers to view it

Goals:

- Transparency
- Education
- Connection to resources

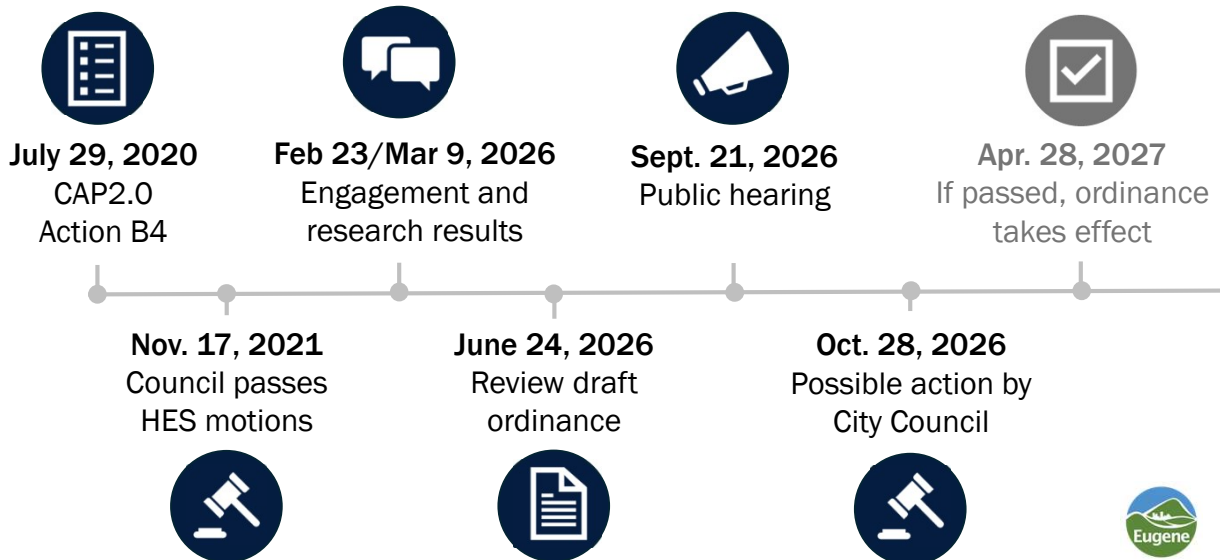
Related Council priorities:

- Climate Action Plan 2.0
- Strategic Plan Framework
- Housing Implementation Pipeline



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Timeline



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Timeline



July 29, 2020

CAP2.0
Action B4



Nov. 17, 2021
Council passes
HES motions



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CAP2.0, Action B4

COE to implement a voluntary Home Energy Score in partnership with the Oregon Department of Energy by 2021. COE to research and report to City Council on funding and implementation strategies for a mandatory Home Energy Score Program and Commercial Benchmarking Program.



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Council motions

Work Session (November 17, 2021)

1. Councilor Yeh, seconded by Councilor Syrett, moved to direct the City Manager to complete a community engagement process and schedule a work session to share feedback from that process and develop a framework of a draft ordinance requiring sellers of residential, single-family homes to obtain and disclose an energy performance rating prior to publicly listing the home for sale and to include the rating in sale listings.
2. Councilor Yeh, seconded by Councilor Syrett, moved to direct the City Manager to bring back an implementation plan including potential funding sources for the mandatory Home Energy Score Program.



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Council motions

Work Session (November 17, 2021)

3. Councilor Yeh, seconded by Councilor Syrett, moved to direct the City Manager to develop additional Home Energy Score Program options for renters in alignment with CAP2.0 Action B3.



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Engagement

- ~630 people
- Mock debates, community events, group meetings, interviews, online survey
- What we heard, Attachment C

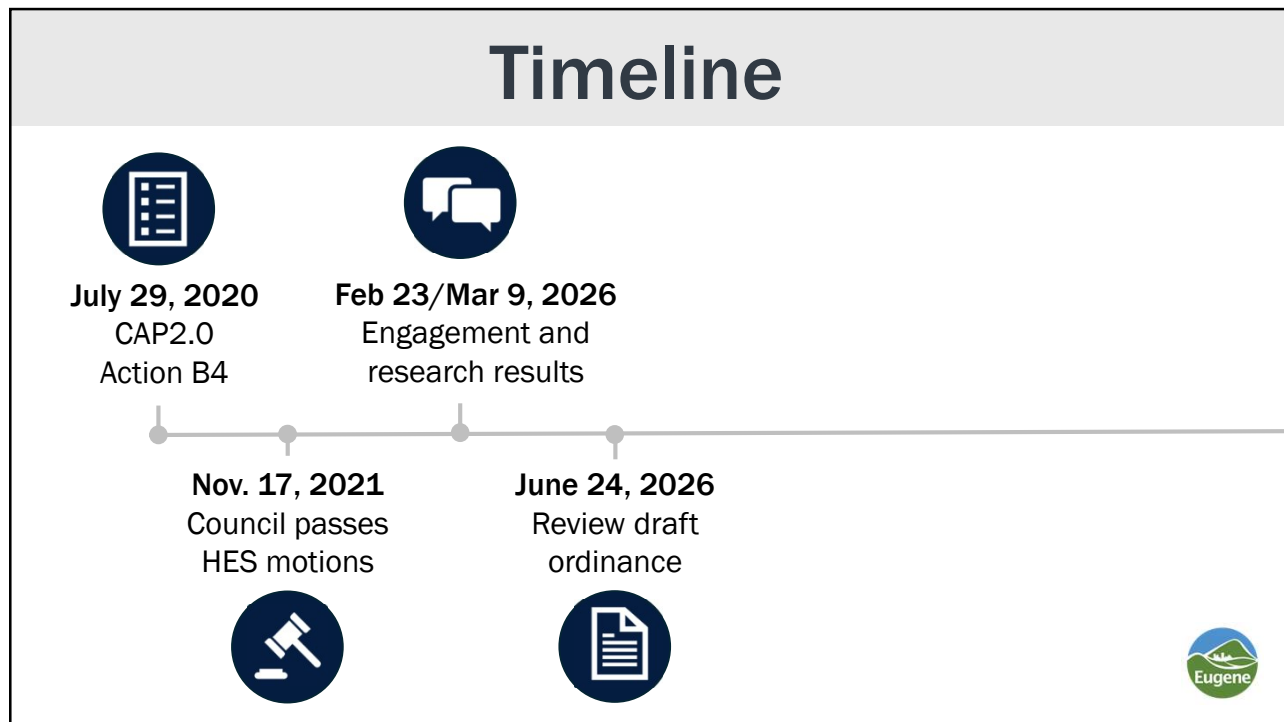


Research

- Best practices, observed impacts in other cities, Eugene housing market, resources needed
- What we learned, Attachment D



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Draft Ordinance and Code

Key Components:

- Requirements
- Administration
- Exemptions
- Expiration
- Effective Date

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A RESIDENTIAL ENERGY PERFORMANCE DISCLOSURE REQUIREMENT; ADDING SECTIONS 6.760, 6.765, 6.770, 6.775, 6.780 AND 6.785 TO THE EUGENE CODE, 1971; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The heading titled "Residential Energy Performance Disclosure" and Sections 6.760, 6.765, 6.770, 6.775, 6.780 and 6.785 are added to the Eugene Code, 1971, to provide as follows:

Residential Energy Performance Disclosure

6.760 Residential Energy Performance Disclosure – Purpose.

The purpose of the Residential Energy Performance Disclosure program is to provide information to potential homebuyers about the energy performance of dwelling units listed for sale. This information is designed to enable more knowledgeable decisions about the full costs of operating a home and to motivate investments in home improvements that lower utility bills, reduce carbon emissions, and increase comfort, safety, and health for homeowners and occupants.

6.765 Residential Energy Performance Disclosure – Administration.

The city manager may adopt administrative rules pursuant to section 2.019 of this code for the implementation, administration, interpretation, and enforcement of sections 6.760 through 6.785, including but not limited to the process for seeking an exemption under EC 6.780, the process for City enforcement pursuant to section 2.018 of this code and, to the extent that funds are available, the establishment of a financial assistance program for owners subject to 6.775.

6.770 Residential Energy Performance Disclosure – Energy Performance Disclosure – Definitions.

For purposes of sections 6.760 through 6.785 of this code, the following words and phrases mean:

City manager. The City Manager of the City of Eugene or their designee.

Dwelling unit. A space that provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. For example, one dwelling unit could encompass an entire detached stand-alone structure (such as a house or a detached accessory dwelling), one dwelling unit could be attached to one other dwelling unit (such as one half of a duplex or an attached accessory dwelling), and one dwelling

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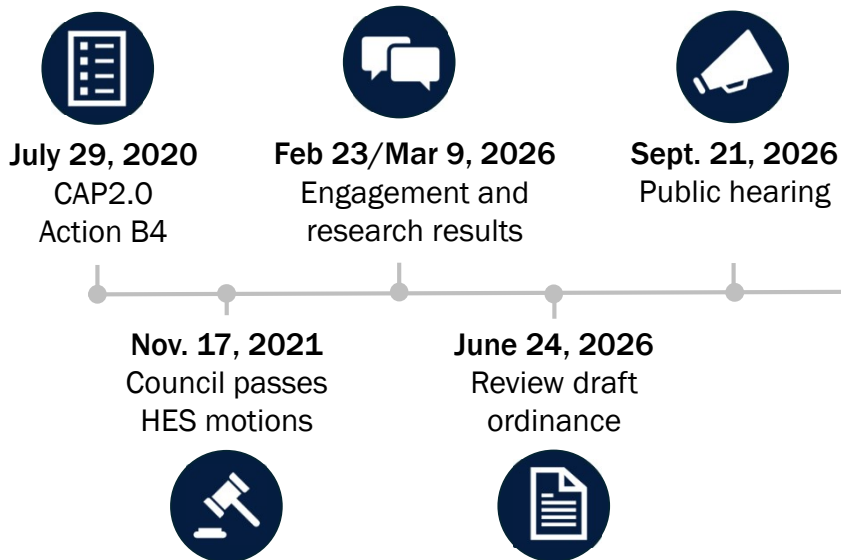
How the Requirement Would Function

- For sellers
- For realtors
- For buyers



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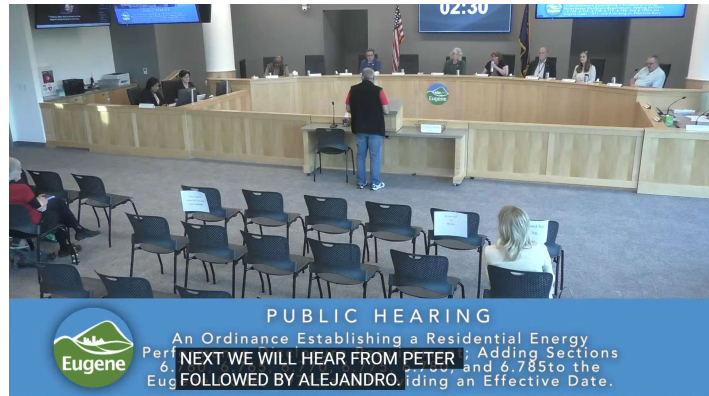
Timeline



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Public Hearing and Letters to Council

- 21 in person + 11 comments submitted via email.
- Echoes what was heard in engagement:
 - Support for increased transparency
 - Connection to incentives
 - Guidance on lowering energy costs
 - Concern about adding cost
 - Not enough assessors
 - Need for metrics and evaluation



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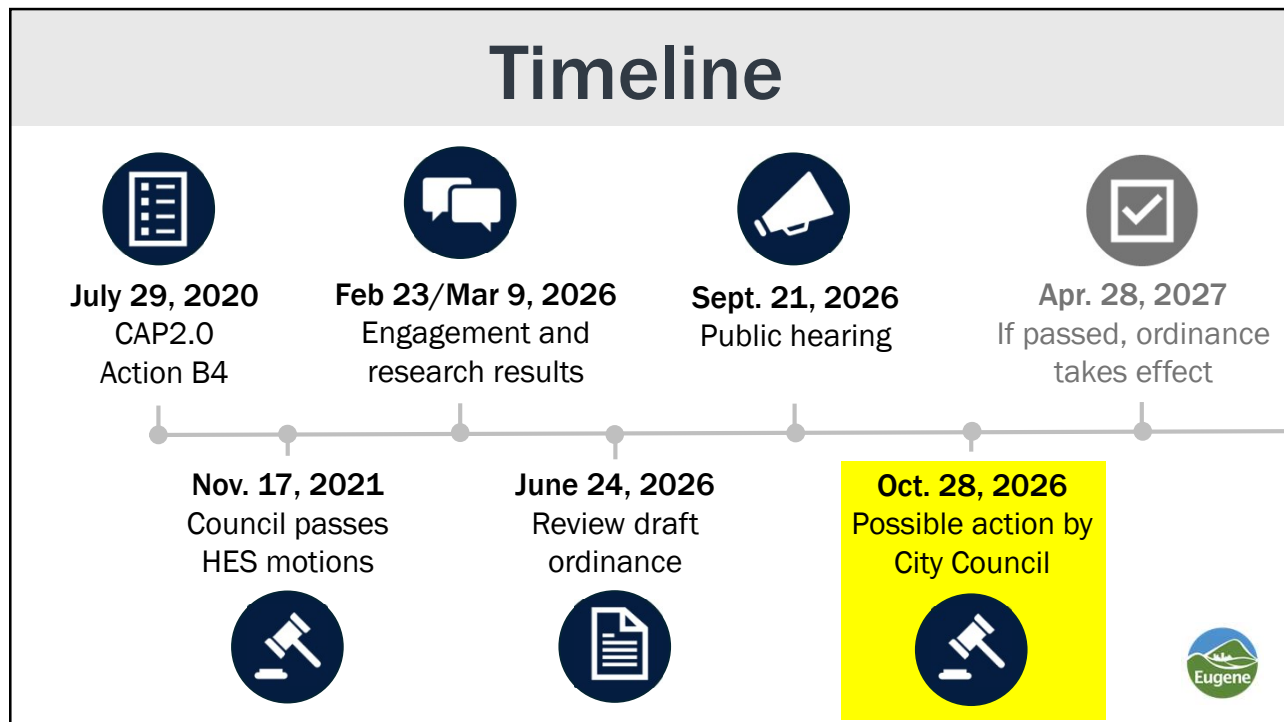
Council Questions at the Public Hearing

- How to offset cost for low-income sellers?
- Would specific amendments to the code require another public hearing?
- How many homes participated in the SCORE program?
- How many homes were built before 1990 and what was construction like at that time?

Previous Council questions in Attachment B



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Implementation needs (if adopted)



- Develop administrative rules
- Develop systems and processes
- Workforce training
- Communications and outreach

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In Summary

- Culmination of extensive engagement and research on best practices
- Likely outcomes
- Alignment with Council goals and priorities



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Discussion and Possible Action

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