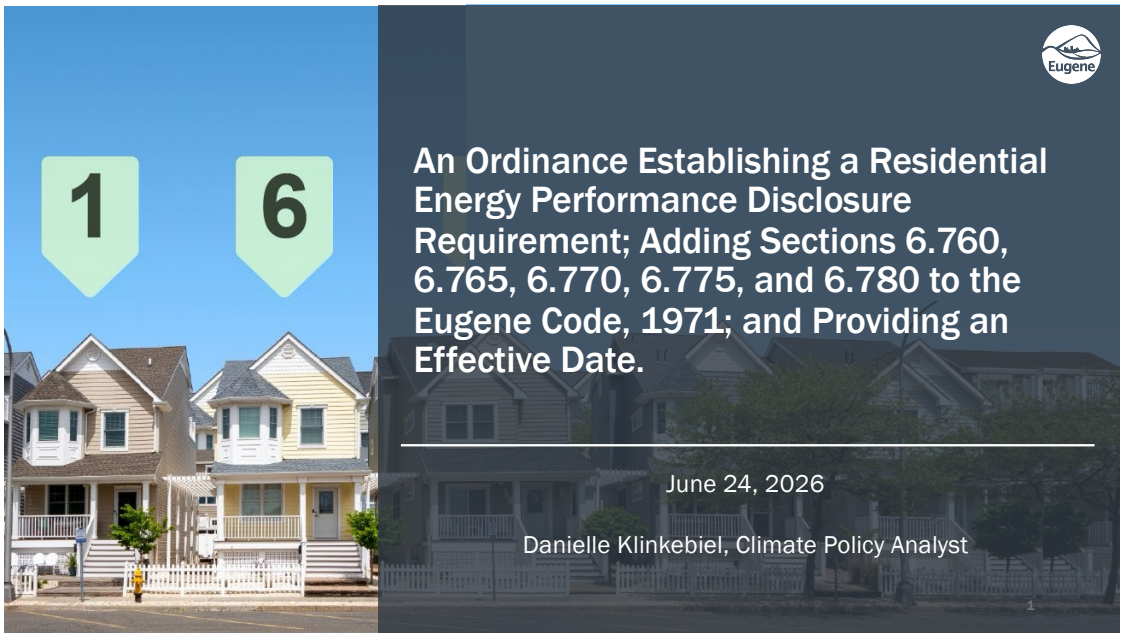
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6
An Ordinance Establishing a Residential Energy Performance Disclosure Requirement; Adding Sections 6.760, 6.765, 6.770, 6.775, and 6.780 to the Eugene Code, 1971; and Providing an Effective Date.
June 24, 2026
Danielle Klinkebiel, Climate Policy Analyst
1

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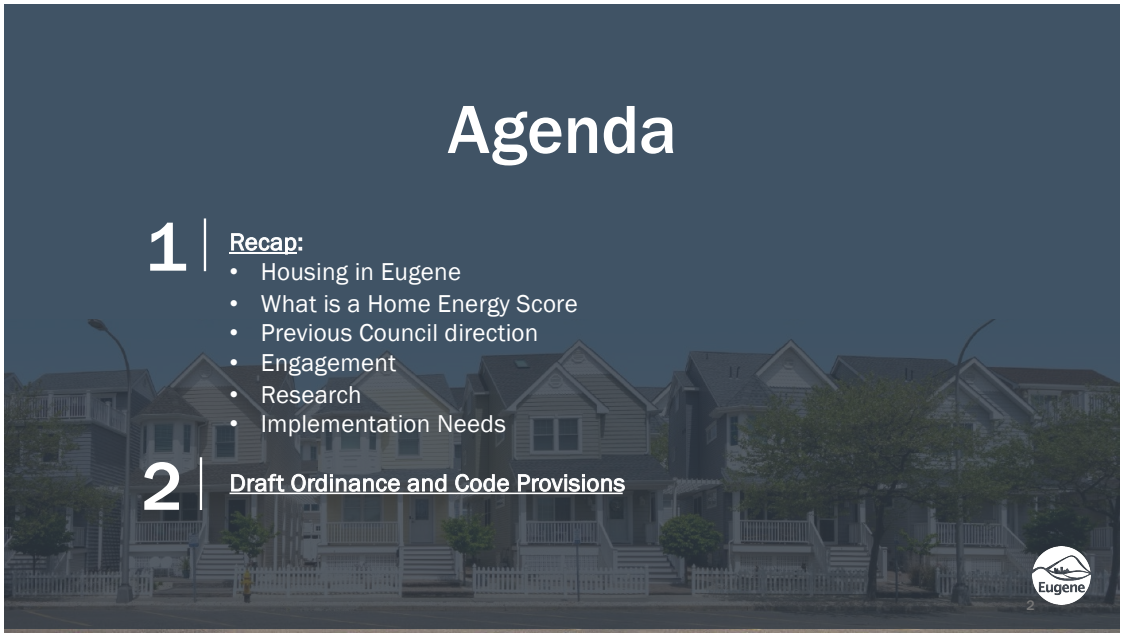
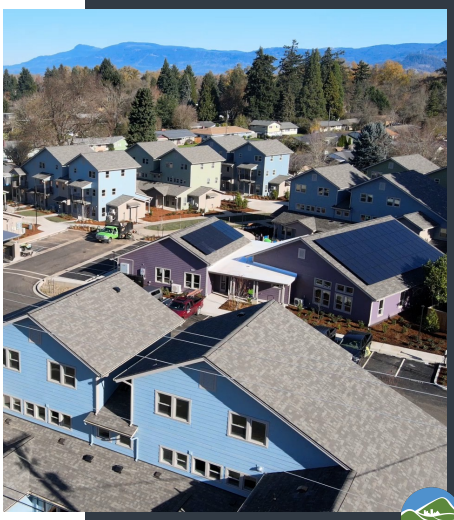

Agenda
1
Recap:
• Housing in Eugene
• What is a Home Energy Score
• Previous Council direction
• Engagement
• Research
• Implementation Needs
2
Draft Ordinance and Code Provisions
2

2

Housing in Eugene

- Condition of housing stock
- Impacts: high energy costs, poor indoor AQ
- Top community priorities:
  - Provide education and guidance
  - Expand awareness of incentives

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



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Previous Council Direction

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.

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.

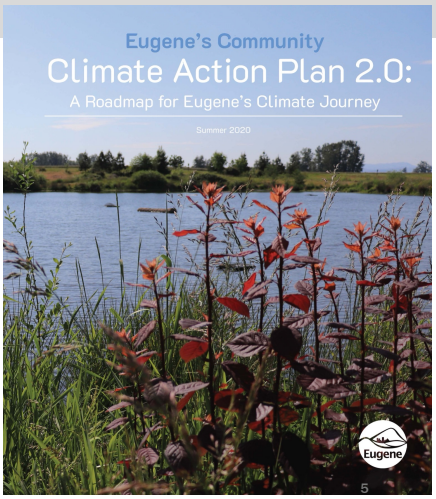
4

Previous Council Direction

Climate Action Plan 2.0 (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.



What is a Home Energy Score™?

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

What is evaluated?

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

What's in the report?

- Score on a scale of 1-10
- Details about energy features
- Energy cost estimates
- Recommendations
- Links to rebates

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

Community Engagement

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

National Research

- Best practices, observed impacts in other cities, Eugene housing market
- What we learned

Cost Estimates

- **Personnel costs**
  - 0.5 FTE: $90,000
- **Non-personnel costs**
  - Start up: $35,000
  - Ongoing: $10,000

- **Total ongoing costs:** ~$100,000

9

Implementation Phases

Phase 1
Policy Foundation

Phase 2
Regulatory Framework

Phase 3
Program Design

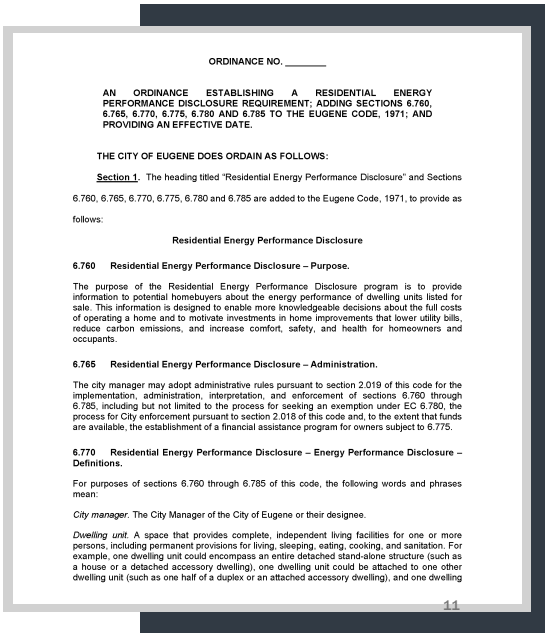
Phase 4
Implementation and Evaluation

10

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

11

How the Requirement will Function

- For sellers
- For realtors
- For buyers

Supporting Implementation and Compliance

- Outreach before requirement takes effect
- Workforce training
- Approach to enforcement:
  - Consistent monitoring
  - Provide support to comply
  - Possibility of a penalty

13

In Summary

- Outcomes: expand awareness of home energy use
- Alignment with previous Council goals, direction and community engagement
- Draft ordinance and code informed by extensive research

Next Steps
- Review code
- Hold a public hearing
- Adopt the ordinance

14

Q&A, Discussion
Danielle Klinkebiel, Climate Policy Analyst
Ian Penn, Sustainability Manager
Eugene
15