



Member Action Toolkit

Proposed Home Energy Score (HES) Ordinance

Thurston County | Olympia | Lacey | Tumwater

Background:

The Thurston County REALTORS® Association Board has officially adopted a position on the proposed Home Energy Score (HES) ordinance. Our short-term goal is to **pause the mandate and request a thorough review** to ensure any policy is practical, equitable, and does not worsen the existing housing crisis.

Commissioners are scheduled to meet on **February 17th**, giving us just **six days to make our voices heard**. There is power in numbers—your participation can make a real difference. Below, you'll find simple ways to engage, including **email, phone calls, testimony, written comments, and social media**, so that collectively we can ensure our perspective is considered before any policy is adopted.

HES Public Hearing Information:

Date/Time: **Tuesday, February 17, 2026 3:30pm**

Location: Thurston County Atrium

3000 Pacific Ave. SE

Room 110

Olympia, 98501

Attend Virtually: [Register to attend the online meeting by clicking here](#)

Email Comments: amy.davis@co.thurston.wa.us (clerk of court)

county.commissioners@co.thurston.wa.us

Quick Tips for Testifying

- Speak authentically—you don't need to use every point.
 - Use your role (agent, broker, business owner, citizen) to increase credibility.
 - *Reminder: Only TCRA President or Designee may speak on behalf of the organization or REALTORS® as a group.*
 - Focus on housing affordability, transaction impacts, and practical solutions.
 - *Reminder: Communication to elected officials is a public record and may be subject to disclosure under the Washington State Public Records Act, RCW 42.56.*
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Core Message

“I am concerned that a **mandatory Home Energy Score at the time of listing** will increase housing costs, delay transactions, and create legal and fiscal risks, without clear benefits to buyers or sellers.”

(Use this as your anchor statement.)

Key Talking Points

Housing & Affordability

- Thurston County faces a housing affordability and supply crisis.
- Time-of-listing mandates add costs, delays, and uncertainty to transactions.
- Older homes and households on fixed incomes, such as seniors, may be disproportionately affected.
- New costs may reduce marketability or sales proceeds without clear consumer benefit.

Practical / Implementation Concerns

- Stand-alone HES inspections duplicate existing home inspection processes.
- No clarity on timelines, transaction delays, or enforcement.
- Poorly implemented requirements ultimately harm buyers and sellers.

Climate & Energy Notes

- The ordinance mandates scoring, not improvements.
- Voluntary, incentive-based programs may achieve greater practical impact.

Appraisal, Lending & Insurance

- Appraisers and lenders were not meaningfully engaged.
- Low scores may affect valuation, financing, or insurability.
- Creates risk in otherwise standard residential transactions.

Legal & Fiscal Risk

- State law (RCW 82.46.037) limits jurisdictions imposing time-of-listing mandates.
- Adoption could jeopardize REET operational funding, a critical local funding source.
- Fiscal impacts could total millions annually for local jurisdictions during current and future budget deficits.

Public Comment Scripts

30-Second Testimony Example Option 1

“Good evening. My name is ____, and I am a **[real estate agent / broker / business owner / resident / concerned citizen]**.

I am concerned that a mandatory Home Energy Score at the time of listing will increase costs, delay transactions, and create uncertainty.

Many homeowners in our community—especially seniors on fixed incomes—may not have the financial flexibility to absorb new transaction-related costs or delays.

I urge you to pause adoption and work with housing stakeholders on practical and voluntary solutions that do not further exacerbate our existing housing affordability and supply challenges .”

30-Second Testimony Example Option 2

“Good evening. My name is ____, and I am a **[real estate agent / broker / business owner / resident / concerned citizen]**.

I am concerned that a mandatory Home Energy Score at the time of listing will increase costs, delay transactions, and create uncertainty.

Housing policy adopted without full stakeholder engagement risks unintended consequences that are difficult to unwind once implemented.

I urge you to pause adoption and work with housing stakeholders on practical and voluntary solutions to avoid unintended consequences that could further strain housing affordability.”

30-Second Testimony Example Option 3

“Good evening. My name is ____, and I am a **[real estate agent / broker / business owner / resident / concerned citizen]**.

Housing policy adopted without full stakeholder engagement risks unintended consequences that are difficult to unwind once implemented.

We can pursue energy efficiency goals without layering additional costs onto home sales during an ongoing housing affordability crisis.

I urge you to pause adoption and work with housing stakeholders on practical and voluntary solutions rather than advancing a policy that could further deepen our region’s housing crisis.”

60-Second Testimony Example

“Good evening. My name is ____, and I am a **[real estate agent / broker / business owner / resident / concerned citizen]**.

My concern is that this proposal adds new costs, delays, and risks without requiring actual energy improvements. Seniors and others on fixed incomes may be

disproportionately affected by additional transaction costs.

Questions remain about implementation, enforcement, appraisal impacts, and potential REET funding consequences under state law.

We can pursue energy efficiency goals without worsening housing affordability. Please pause this ordinance and engage stakeholders before moving forward.”

Written Comment Template Option 1

Subject: Concerns Regarding Proposed Home Energy Score Ordinance

I am a **[real estate agent / broker / business owner / resident]** .

I am concerned that a mandatory Home Energy Score at the time of listing will increase costs, delay transactions, and create uncertainty—particularly for seniors and households on fixed incomes.

Legal, fiscal, and implementation questions remain, including potential impacts to REET funding under RCW 82.46.037.

I urge you to pause adoption and work with housing stakeholders on practical and voluntary solutions rather than advancing a policy that could further deepen our region’s housing crisis.

Written Comment Template Option 2

Subject: Request to Pause Proposed Home Energy Score Ordinance

I am a **[real estate agent / broker / business owner / resident]** writing to express concern about the proposed Home Energy Score ordinance.

While energy efficiency is an important goal, mandating a score at the time of listing adds cost, complexity, and uncertainty to residential transactions during an ongoing

housing affordability crisis. These impacts may be felt most acutely by seniors and households on fixed incomes, particularly those living in older homes.

Significant questions remain regarding implementation, enforcement, appraisal impacts, and potential fiscal consequences for jurisdictions. I respectfully urge you to pause adoption and engage housing stakeholders to explore voluntary, incentive-based alternatives.

Written Comment Template Option 3

Subject: Concerns Regarding HES Ordinance and Unintended Consequences

I am a **[real estate agent / broker / business owner / resident]** and I am writing to share concerns regarding the proposed Home Energy Score ordinance.

As currently structured, the ordinance introduces new requirements at the time of listing that may increase costs, delay transactions, and create unintended market impacts. There are also unresolved legal and fiscal questions, including whether such mandates could jeopardize local use of REET funds under RCW 82.46.037.

Given these uncertainties and the current housing affordability challenges facing our community, I urge the jurisdiction to pause adoption and work collaboratively with housing professionals and stakeholders before moving forward.

Social Media Post 1 (to encourage colleagues, family, etc. to take action)



💡 **Before we flip the switch... let's slow down.**

A proposed Home Energy Score ordinance would add new costs and delays at the **time of listing**, during an already serious housing affordability crisis.

Well-intended energy policy shouldn't make housing less attainable—especially for seniors and households on fixed incomes.

👉 **Call or email your County Commissioners** and ask them to **pause adoption** and work with housing stakeholders on practical, voluntary solutions.

⚡ Let's keep the lights on for housing affordability.

Social Media Post 2



🔥 **Let's spark a better conversation about energy & housing.**

The proposed Home Energy Score ordinance raises real concerns:

- Added costs at the time of listing
- Transaction delays
- Unanswered legal and fiscal questions

We can pursue energy efficiency **without worsening the housing crisis.**

🏠 **Take action today:** Contact your County Commissioners and urge them to **pause the ordinance** and engage housing professionals before moving forward.

💬 Your voice matters.

Social Media Post 3



💡 Energy efficiency shouldn't come at the cost of housing.

A mandatory Home Energy Score at the time of listing could add costs, delays, and uncertainty, especially for seniors and households on fixed incomes.

🔔 Act now: Ask your County Commissioners to pause adoption and explore voluntary solutions.

Social Media Post 4



💡 Bright ideas don't have to hurt homeowners.

The Home Energy Score ordinance is well-intended but could disproportionately impact seniors and fixed-income households.

📞 Ask your Commissioners to pause adoption and engage stakeholders first

Social Media Post 5



🔥 Energy efficiency is important, but policy shouldn't worsen housing affordability. Mandatory scores at the time of listing risk added costs, delays, and market uncertainty.

🔔 Take action today: Contact your County Commissioners.

Contact Information

All County Commissioners: county.commissioners@co.thurston.wa.us

District 1 Commissioner Carolina Mejia:

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