



THE PROGRAM

Beginning on January 1, 2018, homes that are listed for sale in the Portland real estate market will be required to receive a Home Energy Score, which provides comparable and credible information about a home's energy performance.

THE SCORE

Homes will be scored by professional energy assessors on a ten-point scale:

- 1** Indicates highest energy use
- 5** Indicates average energy use
- 10** Indicates lowest energy use

The Home Energy Score was developed by the U.S. Department of Energy and is comparable to a miles-per-gallon rating on cars.

FIND AN ASSESSOR

The seller is required to hire an authorized home energy assessor. Authorized home energy assessors are:

- Approved by the U.S. Department of Energy.
- Approved by State of Oregon's Construction Contractors Board.
- Meet City of Portland Home Energy Score program requirements.

SELLER PERSPECTIVE

- Helps sellers more easily showcase energy efficiency improvements.
- Provides sellers with a means to recoup prior investments made in energy efficiency features.
- Provides sellers with an opportunity to understand potential cost-effective improvements before preparing to list the home for sale.

BUYER PERSPECTIVE

- Allows buyers to have a realistic picture of the full costs of owning a home.
- Provides buyers with a list of recommended improvements to consider when they move in.
- Provides buyers with an estimate of the energy savings and an updated score if any of the recommended upgrades are made.

HOW IT WORKS

THE HOME ENERGY ASSESSMENT

- Takes about 1 hour to complete.
- Analyzes numerous components of a home: windows, insulation, water heating, heating, and cooling systems.
- Uses average occupant behaviors (thermostat, number of occupants etc.) so that one home score can be compared to others.

DISCLOSING THE HOME ENERGY SCORE

1. Provide the City of Portland Home Energy Score and report directly to potential home buyers.
2. Provide the City of Portland Home Energy Score and report through property listings, like those found in the Regional Multiple Listing Service (RMLS).

MORE INFORMATION FOR REAL ESTATE PROFESSIONALS

Program FAQ: WWW.PORTLANDOREGON.GOV/BPS/ARTICLE/586918

Earth Advantage also provides information for real estate professionals on the Home Energy Score and other relevant topics. WWW.EARTHADVANTAGE.ORG/PDXHES.HTML

QUICK TIPS

ARE ALL HOMES IN PORTLAND COVERED UNDER THIS RULE?

If a home is located within the City of Portland's jurisdictional boundary, is detached and on its own lot or is an attached home (row houses and townhouses), then a Home Energy Score is needed before listing the home for sale.

- Check the address on portlandmaps.com and review the "jurisdiction" field. If the jurisdiction is noted as "unincorporated" then a score is not required.
- Check pdxhes.com for a complete list of building types not requiring a home energy score (e.g. manufactured homes, accessory dwelling units, etc.).

ARE THERE EXEMPTIONS?

Yes, exemptions include the following:

- Foreclosure sales
- Trustee's sales
- Deed-in-lieu of foreclosure sales
- Pre-foreclosure sale in which seller has reached an agreement with the mortgage holder to sell the property for an amount less than the amount owed on the mortgage
- Qualifies for sale at public auction or acquisition by a public agency due to arrears for property taxes
- Under control of a court appointed receiver due to financial distress
- The senior mortgage on the covered building is subject to a notice of default
- Structure is deemed uninhabitable due to casualty
- Condemned by action of a government entity
- Due to a special circumstance unique to the covered building, compliance would cause undue hardship for the Seller.

WHAT IS THE START DATE?

The requirement kicks-in on **January 1, 2018**. If a home is listed before January 1, 2018, and has been continuously listed since, this requirement does not apply. However, if you previously listed your house, took it off the market and are now re-listing the house, on or after January 1, 2018, this requirement applies to you.

HOW LONG IS A HOME ENERGY SCORE GOOD FOR?

- A home energy report is valid for **8 years after issue**, provided that home upgrades that change the mechanical systems, energy efficiency, or the square footage of the home have not occurred in the meantime.
- If the home energy report is to be used again in a new listing after 2 years from the initial issue date, it must be reissued so that current energy rates and carbon emissions are used. Reissuing a home energy report does not require a new in-home assessment, but will be available at: WWW.GREENBUILDINGREGISTRY.COM/PORTLAND