

Pamela Braff

From: Melissa McKee
Sent: Tuesday, February 3, 2026 9:13 AM
To: Gregory Quetin
Cc: Councilmembers; Pamela Braff
Subject: Re: Adopt the Residential Energy Performance Rating and Disclosure ordinance

Follow Up Flag: Follow up
Flag Status: Completed

Good morning, Greg. Thank you for your comments. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)

Assistant to Olympia City Council

Phone: 360.753.8443 | Cell: 360.972.5504

Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Gregory Quetin <gquetin@gmail.com>
Sent: Monday, February 2, 2026 9:15 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Adopt the Residential Energy Performance Rating and Disclosure ordinance

Hello City Council,

In my personal capacity, I would like to urge the City Council to adopt the Residential Energy Performance Rating and Disclosure ordinance as soon as possible. The energy performance of a home is important for the energy that it consumes with consequences for both the affordability of the home and the energy consumpt/carbon emissions resulting from keeping that home liveable. Adopting this ordinance now shows climate leadership and helps inform potential home buyers about future energy costs.

Thank you for your consideration and service.

Best,
Greg

Pamela Braff

From: Melissa McKee
Sent: Tuesday, February 3, 2026 11:31 AM
To: John MacLean
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Letter in support of the Draft Ordinance on Residential Energy Performance Rating and Disclosure Policy
Attachments: EEFC letter to City of Olympia supporting Residential Energy Performance Rating & Disclosure Policy Feb 3 2026.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Thank you for sharing this letter, John. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)

Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: John MacLean <jmaclean@eefinance.net>
Sent: Tuesday, February 3, 2026 9:54 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Cc: Tom Crawford <tcpraxis629@gmail.com>
Subject: Letter in support of the Draft Ordinance on Residential Energy Performance Rating and Disclosure Policy

You don't often get email from jmaclean@eefinance.net. [Learn why this is important](#)

Dear City Council & Staff: Attached please a letter in support of the Draft Ordinance on Residential Energy Performance Rating and Disclosure Policy. Please confirm receipt. The content of this letter is also reproduced below. Thank you and sincerely, John MacLean

February 3, 2026

TO: Olympia City Council & Staff
FROM: John MacLean, President, Energy Efficiency Finance Corp.

RE: Draft Ordinance on Residential Energy Performance Rating and Disclosure Policy
CC: Tom Crawford, Thurston Climate Action Team

Dear Olympia City Council: I am writing in support of the Residential Energy Performance Rating and Disclosure Policy. I am not a resident of Olympia, as I live in the County outside the NE Olympia City limits, but I had an office in downtown Olympia for 12+ years and I love this community.

My work is in finance for energy efficiency and clean energy projects, both in the USA and internationally, and I have been involved with and supportive of the Thurston Climate Action Team for many years. I have experience arranging financing for commercial building energy efficiency (EE) projects in Washington State, including using C-PACER financing, and also with the Washington commercial buildings Clean Building Performance Standards (CBPS) legislation passed several years ago; I have seen how the CBPS is helping drive the EE market for commercial buildings (> 20,000 SF). My comments follow.

1. I suggest one edit to draft Ordinance. The Definitions Section C prescribes the content of the Home energy performance report that must be done as part of a home sale process; subsection C.7 requires that report include: “The identification of efficiency measures that may be installed directly by consumers;...”. I suggest that C.7 be revised to read: “The identification of efficiency measures that may be installed in the subject building including estimated capital costs and energy cost savings associated with each efficiency measure;...”. I note that if this edit is not made, the director may further specify this requirement and the typical home energy performance report will typically include this information.
2. The draft Ordinance addresses residential EE standards at the point of sale; I think that this is brilliant because it can allow a home buyer could potentially roll in the costs of EE improvements identified by the required report into the cost of the home mortgage. This can be an effective way to finance efficiency measures on a long term and at a relatively low interest rate, thus often allowing the costs of many EE measures to be repaid out of cost savings, which is a common goal of EE financing programs.
3. As part of the services that the City provides to implement the proposed Ordinance, I suggest that the City work with mortgage lenders to develop and offer mortgage financial products that allow the costs of EE measures to be included in the mortgage so that the cost-effective EE measures can be readily implemented by the home buyer. City services can also include links to local contractors who can implement such EE measures.
4. I think that provision of these services can be instrumental for the proposed Ordinance to achieve its desired results which is the implementation of cost-effective EE measures. There are examples of such programs in other communities in the USA and I would be happy to assist in the development of such a set of services if needed. I note also that the newly established Washington State Green Bank is investigating developing and providing residential EE finance products. In the 2009-2011 period during the implementation of the American Reinvestment & Recovery Act implemented in the early years of the first Obama administration, there was funding for similar programs and I worked with communities around the USA and in Washington State to set up residential EE finance programs, including, for example, with Sustainable Connections in Bellingham, Washington. I am thinking that local mortgage lenders could be recruited to offer EE mortgages. Home buyers may also need support in the contracting process.

I want to express my thanks and appreciation to Council members and City staff for your work and service.

Thank you and sincerely,

John MacLean, President
Energy Efficiency Finance Corp.
3336 Libby Road NE
Olympia, WA 98506
Cell = 360-339-3936
Fax = 206-774-0411
jmaclean@eefinance.net



February 3, 2026

TO: Olympia City Council & Staff
FROM: John MacLean, President, Energy Efficiency Finance Corp.
RE: Draft Ordinance on Residential Energy Performance Rating and Disclosure Policy
CC: Tom Crawford, Thurston Climate Action Team

Dear Olympia City Council: I am writing in support of the Residential Energy Performance Rating and Disclosure Policy. I am not a resident of Olympia, as I live in the County outside the NE Olympia City limits, but I had an office in downtown Olympia for 12+ years and I love this community.

My work is in finance for energy efficiency and clean energy projects, both in the USA and internationally, and I have been involved with and supportive of the Thurston Climate Action Team for many years. I have experience arranging financing for commercial building energy efficiency (EE) projects in Washington State, including using C-PACER financing, and also with the Washington commercial buildings Clean Building Performance Standards (CBPS) legislation passed several years ago; I have seen how the CBPS is helping drive the EE market for commercial buildings (> 20,000 SF). My comments follow.

1. I suggest one edit to draft Ordinance. The Definitions Section C prescribes the content of the Home energy performance report that must be done as part of a home sale process; subsection C.7 requires that report include: "The identification of efficiency measures that may be installed directly by consumers;...". I suggest that C.7 be revised to read: "The identification of efficiency measures that may be installed in the subject building including estimated capital costs and energy cost savings associated with each efficiency measure;...". I note that if this edit is not made, the director may further specify this requirement and the typical home energy performance report will typically include this information.
2. The draft Ordinance addresses residential EE standards at the point of sale; I think that this is brilliant because it can allow a home buyer could potentially roll in the costs of EE improvements identified by the required report into the cost of the home mortgage. This can be an effective way to finance efficiency measures on a long term and at a relatively low interest rate, thus often allowing the costs of many EE measures to be repaid out of cost savings, which is a common goal of EE financing programs.
3. As part of the services that the City provides to implement the proposed Ordinance, I suggest that the City work with mortgage lenders to develop and offer mortgage financial products that allow the costs of EE measures to be included in the mortgage so that the cost-effective EE measures can be readily implemented by the home buyer. City services can also include links to local contractors who can implement such EE measures.
4. I think that provision of these services can be instrumental for the proposed Ordinance to achieve its desired results which is the implementation of cost-effective EE measures. There are examples of such programs in other communities in the USA and I would be happy to assist in the development of such a set of services if needed. I note also that the newly established Washington State Green Bank is investigating developing and providing residential EE finance products. In the 2009-2011 period during

Energy Efficiency Finance Corp.

phone: 1-360-339-3936 Fax: 1-206-774-0411 Address: 3336 Libby Road NE, Olympia, WA USA 98506

the implementation of the American Reinvestment & Recovery Act implemented in the early years of the first Obama administration, there was funding for similar programs and I worked with communities around the USA and in Washington State to set up residential EE finance programs, including, for example, with Sustainable Connections in Bellingham, Washington. I am thinking that local mortgage lenders could be recruited to offer EE mortgages. Home buyers may also need support in the contracting process.

I want to express my thanks and appreciation to Council members and City staff for your work and service.

Thank you and sincerely,

A handwritten signature in black ink that reads "John C. Maclean". The signature is written in a cursive style with a large, looping initial "J".

Pamela Braff

From: Melissa McKee
Sent: Tuesday, February 17, 2026 10:07 AM
To: Councilmembers
Cc: Tim Smith; Pamela Braff; exec@thurstoncountyrealtors.org
Subject: Fw: Public Comment re: Home Energy Score Ordinance
Attachments: REALTORS Public Comment on HES OCC.pdf; tcra-hes-position-statement-final.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you, Jennifer, for submitting this comment. I will ensure it is recorded and received by all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Jenn Chernut <exec@thurstoncountyrealtors.org>
Sent: Saturday, February 14, 2026 5:32 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Fwd: Public Comment re: Home Energy Score Ordinance

You don't often get email from exec@thurstoncountyrealtors.org. [Learn why this is important](#)

Good afternoon,

On behalf of the Thurston County REALTORS® Association, please find attached our formal Public Comment and Official Position Statement regarding the proposed Home Energy Score (HES) ordinance.

We respectfully request that this correspondence be included in the public record and shared with all elected officials and relevant staff.

Please let me know if you need any additional information.

Jennifer Chernut MA AHWD C2EX

Executive Officer

Thurston County REALTORS® Association

510 Franz Anderson Rd SE

Olympia, WA 98501

Office: 360.491.3910





Olympia City Council

February 14, 2026

RE: Proposed Home Energy Score Ordinance

Good afternoon Mayor and Councilmembers,

For the record, my name is Dawn Baker, and I serve as President of the Thurston County REALTORS® Association, representing over 750 real estate professionals who work with buyers and sellers across our community every day.

I want to begin by respectfully clarifying something important: the Thurston County REALTORS® Association supports energy efficiency. We support informed consumers. And we support policies that help homeowners reduce costs over time.

What we do not support is implementing a new requirement at the point of listing without fully understanding its impacts.

Our members are on the front lines of housing affordability. They see firsthand how even modest additional costs, inspection requirements, or administrative steps can create barriers — especially for first-time buyers, seniors on fixed incomes, and households already struggling in a tight housing market.

Because of that, we are concerned about moving forward with a mandate that directly affects every residential real estate transaction in Thurston County without full and transparent engagement from the professionals who implement those transactions daily.

There are still unanswered questions regarding:

- Housing affordability impacts
- Transaction timing and delays
- Enforcement and liability
- Administrative capacity

- And potential fiscal implications, including possible REET-related risks under state law

This is not a small policy change. It is a structural change to how every home is brought to market.

Our Association and our members were not meaningfully engaged in the development of this proposed Home Energy Score ordinance.

Please also note that at no point did our organization formally support advancing a mandatory Home Energy Score requirement at time of listing, regardless of testimony or claims that state otherwise.

For that reason, we are asking for a straightforward and reasonable action:

- Pause this ordinance.
- Conduct thorough due diligence.
- And engage stakeholders — including the real estate community — in a meaningful way before advancing a mandate.

A pause is not a rejection of energy goals. It is a commitment to getting policy right.

We stand ready to participate constructively. We want to be part of the solution. But we cannot support moving forward without careful evaluation and broad collaboration.

Thank you for your time and consideration.

Dawn Baker

2026 President

Thurston County REALTORS® Association

Enclosure: TCRA HES Position Statement



Thurston County REALTORS® Position Statement

Proposed Home Energy Score (HES) Ordinance

Thurston County | Olympia | Lacey | Tumwater

POSITION AT A GLANCE

The Thurston County REALTORS® Association (TCRA) supports energy efficiency and climate resilience. However, TCRA has significant concerns with a mandatory time of listing Home Energy Score (HES) ordinance as currently proposed and recommends jurisdictions pause adoption pending further analysis and stakeholder engagement.

WHY THIS MATTERS

- Thurston County is facing a housing affordability and supply crisis.
 - Time of listing and point-of-sale mandates add costs, delays, and uncertainty to residential transactions.
 - Older homes and households on fixed incomes, such as seniors, may be disproportionately affected.
 - The proposal presents legal, fiscal, and operational risks that have not been fully evaluated.
-

KEY CONCERNS

1. Housing Affordability & Market Impact

- Adds new transaction costs for sellers and buyers.
- Disproportionately impacts older homes and lower-income households.
- Risks reducing marketability or sales proceeds without clear consumer benefit.

2. Implementation & Enforcement Gaps

- Stand-alone HES inspections duplicate existing home inspection processes.
- No clarity on cost of HES assessments.
- No clarity on quantity, availability, and qualifications of HES assessors.
- No clarity on timelines, transaction delays, or enforcement.
- No clear mechanism on HES oversight or enforceability;
 - Fees and penalties will be relegated to each jurisdiction to set; however, the intent of this ordinance is to create standardized regulations county-wide to reduce uncertainty and create parity.
- A lack of equal enforcement
 - Low-income and private sales are exempt from this ordinance even though they are equal, if not greater, contributors of carbon emissions.
 - Not requiring HES scores on private sales not only is counterintuitive to the reduction of emissions, but incentivizes private sales (FSBOs), which can have rippling negative effects on the housing industry and market.

3. Limited Climate Benefit

- The ordinance requires scoring, not improvements.
- No evidence that mandatory disclosure alone meaningfully reduces emissions.
- Voluntary and incentive-based programs may achieve greater impact.

4. Appraisal & Financing Uncertainty

- Appraisers and lenders were not meaningfully engaged.
- Unclear how low scores may affect valuation or financing.
- Unclear how low scores may affect insurance rates or insurability.
- Introduces risk into otherwise standard residential transactions.

5. REET Legal & Fiscal Risk

- State law (**RCW 82.46.037**) restricts local governments that impose point-of-sale requirements.
- Adoption could jeopardize REET operational uses, a critical funding source.
- Potential impacts total millions of dollars annually for local jurisdictions.

RECOMMENDED PATH FORWARD

TCRA encourages jurisdictions to:

- Pause mandatory HES adoption
- Expand voluntary programs (e.g., Energize Thurston)
- Offer incentives for energy upgrades
- Leverage existing building codes for new construction
- Convene REALTORS®, appraisers, lenders, inspectors, and housing stakeholders before advancing policy

BOTTOM LINE

Well-intentioned climate policy should not unintentionally worsen housing affordability, disrupt real estate transactions, or expose jurisdictions to legal and fiscal risk. Collaboration and incentives—not time of listing or point-of-sale mandates—offer a more effective and balanced path forward.

Pamela Braff

From: Melissa McKee
Sent: Tuesday, February 17, 2026 9:52 AM
To: Andrea and Danny Smiley
Cc: Councilmembers; Pamela Braff; Tim Smith
Subject: Re: Home Energy Assessment and Disclosure Policy

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for your comments, Andrea and Daniel. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Andrea and Danny Smiley <thesmileytribe@gmail.com>
Sent: Monday, February 16, 2026 9:14 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Home Energy Assessment and Disclosure Policy

You don't often get email from thesmileytribe@gmail.com. [Learn why this is important](#)

Good evening,

While I understand the upcoming work session on a **Home Energy Assessment and Disclosure Policy** will not require immediate council action, I respectfully and proactively urge you not to proceed with exploring this policy.

I'm thankful that my husband and I were fortunate to buy a newer home and likely won't experience the adverse effects of such a policy, such as reduced equity and lower sale proceeds when selling. What happens when my widowed grandmother, who is living on a fixed income and is counting on her home sale proceeds to finance her time in retirement or nursing care, goes to sell her home that was built in the 1960's? Will the city cover the cost of replacing the space and water heating, insulation, and related systems if a buyer demands such improvements? If the answer is no, you should seriously

consider how detrimental and expensive this policy could become for those who can least afford it... and for those who are counting on the proceeds from their home sale to cover medical and senior care.

Respectfully,
Andrea and Daniel Smiley
4405 5th Ave NW 98502

Pamela Braff

From: Thurston Climate Mitigation Collaborative <no-reply@wufoo.com>
Sent: Monday, February 23, 2026 5:02 PM
To: Pamela Braff; rebecca.harvey@co.thurston.wa.us; linsey.fields@cityoflacey.org; ajoneswood@ci.tumwater.wa.us
Subject: TCMC Contact Form [#12]

Name * Michele Horaney

Address 
1900 Hudson St NW
Olympia, WA 98502
United States

Email * michele.horaney@gmail.com

Phone (510) 330-9640
Number

Please leave us a message: *

PLEASE *HALT* even discussion of the Home Energy Score initiative.

It is truly a "solution in search of a problem."

While most all people would like to ensure that homes they buy – and even homes they sell – are energy efficient, this initiative smacks loudly of government overreach and intrusion.

Current sales practice provides for information about the age and, to a degree, efficiency of a host of features and pieces of equipment in a home that an owner wants and needs to know about: the furnace, hot water heater, AC compressor, roof, insulation, whether a home is on a sewer line or has a septic tank.

Some of that information is customarily put into a listing and some of it is available when talks begin in earnest and an inspection of a home is done.

Prospective buyers themselves learn a lot about everything in a house – all of the features above plus flooring, bath fixtures, wall surface conditions – when they go out to look at for-sale homes.

And some information such as the quality of drinking water is online now for every municipality.

The owner of the home likely knows – even before he or she talks to a real estate agent about putting the house up for sale – what should be done to improve energy efficiency.

Sellers are very sensitive to the age of everything they've dealt with, had repaired or replaced over the years.

If you are an owner, PSE can and will come out to do an inspection of the home and provide recommendations.

One idea for change: Prospective owners should be able to get those reports upon request. If that is not possible, it should be possible.

A program like the one you are discussing might/maybe work IF ... it has years of an expertly written and tested education program woven through it.

Then the program needs to be set up as a voluntary "add on" and run that way for some time.

And it needs to be evaluated after a certain length of time.

There's a lot on the line and on the table here.

I participated in a "certification program" in the San Francisco Bay Area some years ago that was similar, and that was well-designed and had been running – and had evolved – over years.

The program offered voluntary certification that a business was, indeed, environmentally sound and "green."

It was of note because there were not other means by which to know or judge, if it was important to you, that a business

had taken the steps to be known as "green."

Business owners don't typically list on their websites that they use recycled paper, efficient light-bulbs, are located in newer facilities

with up-to-date energy features, and they make sure, for instance, that their trucks are not running while they sit in the parking lot.

Using such a program helped owners figure out what to do and how to do it, the certification info was available to all on a separate website

and the certified business could use a marking logo on their own website and collateral materials. In many cases, it was a very positive sales tool.

This proposal is nothing much like that!

It took years to build out the "green" SF area program. The program was offered in a region and at a time when "green" and "environmentally friendly" were very popular and being "green" was a big selling point.

In this case, I believe there are means now to determine if a home is sound or how sound it is.

If you are looking to buy, you need to read the listing, talk to the agent and agents, consult with the sellers at the right time, have a thorough inspection and read and believe the inspection report.

Another idea for discussion to maybe change: Certainly real estate agents could – and it depends on a host of points, including liability – be encouraged to include some better, other information on the listing materials they create. Inspectors could also make specific note of and ask questions about age and type and operations of appliances and parts of homes that may or may not involve energy use as they go through them and present that information to prospective buyers in their reports.

But this is not the time for government to intercede on this. Many of us appreciate your interest in the entire topic, but I'd ask that a government body not get involved in this. Not at this point. Use the resources we have. They are there. Use them.

Thank you.

Michele Horaney
1900 Hudson St NW
Olympia, WA 98502
510.330.9640

Pamela Braff

From: Lynn Fitz-Hugh <lynn@fitz-hugh.org>
Sent: Wednesday, March 4, 2026 5:47 PM
To: Dontae Payne; Clark Gilman; Y  n Hu  nh; Dani Madrone; Paul Berendt; Kelly Green; Robert Vanderpool; Jay Burney; Pamela Braff
Subject: RE: people for HES
Attachments: HES petition.csv

I am told the petition did not go through last time. I hope it does this time.

From: Lynn Fitz-Hugh <lynn@fitz-hugh.org>
Sent: Wednesday, March 4, 2026 11:20 AM
To: 'dpayne@ci.olympia.wa.us' <dpayne@ci.olympia.wa.us>; 'Clark Gilman' <cgilman@ci.olympia.wa.us>; 'yhuynh@ci.olympia.wa.us' <yhuynh@ci.olympia.wa.us>; 'Dani Madrone' <dmadrone@ci.olympia.wa.us>; 'Paul Berendt' <pberendt@ci.olympia.wa.us>; 'kgreen@ci.olympia.wa.us' <kgreen@ci.olympia.wa.us>; 'Robert Vanderpool' <rvanderp@ci.olympia.wa.us>; 'jburney@ci.olympia.wa.us' <jburney@ci.olympia.wa.us>; Pamela Braff <pbraff@ci.olympia.wa.us>
Subject: RE: people for HES

Hi:

I know you have been hearing from Real Estate agents who oppose this. I would just like you to see that there is also a significant number of voters who also support HES for a whole variety of reasons. I look forward to your vote later this month.

Thanks,

Lynn Fitz-Hugh

Executive Director

She/Her pronouns

206-713-0497

Friends of Trees Action group of



<https://www.restoringearthconnection.org/>

FB: restoring Earth Connection

PS tried to send this to you from the petition site but that did not appear to work. Apologies if this is a duplicate.



Virus-free. www.avast.com

First name	Last name	Email	Address	City	State/Province	State/Province Abbreviated	Zip code	Country	Language	Comments	Timestamp (ET)
Lynn	FitzHugh	lynn@fitz-hugh.org	1716 11th Ave SE	Olympia	Washington	WA	98501	US	en		2025-08-07 00:37:16 ET
Paris	McClusky	paris@thurstonclimateaction.org		Olympia	Washington	WA	98516	US	en	I am the Community Organizer at Thurston Climate Action Team (TCAT). Community organizations like TCAT have been advocating for home energy audits since before the Thurston Climate Mitigation Plan (TCMP) was adopted by Lacey, Olympia, Tumwater and Thurston County. The above jurisdictions were so close to developing this TCMP action into a policy when the Thurston Climate Mitigation Collaborative decided to continue to kick the can down the road for another year. We can't keep doing this. The TCMP is just a collection of well meaning words and concepts until it is put into practice; this is a time for action. We need bold climate action now if we are going to meet our GHG reduction goals and make our county livable in the next 20 and 50 years. Pass a policy requiring home energy audits in 2025 for energy efficiency, renewable energy development and, to demonstrate to voters, that Thurston County is serious about fighting climate change.	2025-08-07 12:29:11 ET
Connie	Campbell	campbell.con55@gmail.com		Olympia	Washington	WA	98512	US	en		2025-08-08 02:10:12 ET
Warren	Kronenberg	wekrone@gmail.com	3206 36 Ave NW	Olympia	Washington	WA	98502	US	en	This is a reasonable, sensible and timely action to take. There is no reason for the City to further delay on this minimal requirement that addresses climate change, a major problem we all should take seriously.	2025-08-08 02:22:26 ET
Heather	Pens	hpтрrillium@gmail.com	1610 Bright Star Way	Olympia	Washington	WA	98506	US	en		2025-08-08 02:30:10 ET
Lynne	Bannerman	lynneabann@gmail.com	1513 Woodard Ct NW	Olympia	Washington	WA	98502-3111	US	en		2025-08-08 09:14:19 ET
Elsie		elsiesabel@proton.me		Olympia	Washington	WA	98502	US	en		2025-08-08 16:26:51 ET
Maureen	Canny	mocanny@comcast.net		Lacey	Washington	WA	98516	US	en	Please include home energy audits as a part of the Climate mitigation plan!!	2025-08-08 18:39:28 ET
Christine	Garst	cbgarst@gmail.com		Olympia	Washington	WA	98506-3911	US	en		2025-08-08 19:12:00 ET
john	crutcher	olywash@gmail.com		Olympia	Washington	WA	98516	US	en		2025-08-09 11:35:36 ET
Donna	Pallo-Perez	dpalloperez@q.com		Olympia	Washington	WA	98506	US	en		2025-08-09 16:26:59 ET
Tom	Crawford	tcpraxis629@gmail.com		Olympia	Washington	WA	98502	US	en	Since this will be included in the MLS listing for our region, implementation and enforcement are very low cost and provide high consistency. Staff have thoroughly developed implementation procedures and cost estimates (which are very modest).	2025-08-09 16:27:05 ET
Elizabeth	Rodrick	erodrick@comcast.net		Olympia	Washington	WA	98502	US	en		2025-08-09 22:35:54 ET
Suzanne's	Cravey	suzq015@gmail.com	541 Olmstead Lane SW	Olympia	Washington	WA	98523	US	en	I support the concept of a Home Energy Audit at the point of sale. This is a good start for homeowners to be more responsive to investing in a more sustainable heating and cooling options.	2025-08-10 12:09:15 ET
Bonnie	Blessing	bonnie.blessing@gmail.com		Olympia	Washington	WA	98512	US	en	We are buying a house that could have used an 'energy audit', costs a fortune to heat because of poor insulation, leaky windows etc. Still due to location we bought it. But we do spend alot to reduce our heating costs. I like the idea of a home energy audit and think it could be done relatively cheaply. Really like the idea energy audits before an house is sold. Portland experience shows that it works. Please require them.	2025-08-10 13:25:11 ET
Christine	Chapman	chris.chapman5045@icloud.com		Olympia	Washington	WA	98506	US	en	Home audits will improve energy efficiency.	2025-08-10 16:12:43 ET
Laurie	Gneiding	laurierrg@comcast.net		Olympia	Washington	WA	98502	US	en		2025-08-11 11:08:12 ET
George	Burazer	georgeburazer@gmail.com		Lacey	Washington	WA	98503	US	en		2025-08-13 02:41:31 ET
Charlotte	Persons	Cpeople2u@gmail.com		Olympia	Washington	WA	98506	US	en		2025-08-13 11:43:57 ET
Kathleen	Snyder	ksnyder75@gmail.com	1220 Devon Loop NE	Olympia	Washington	WA	98506	US	en		2025-08-13 16:11:53 ET
Anne	Van Sweringen	avansw2@gmail.com		Lacey	Washington	WA	98503	US	en		2025-08-13 16:44:37 ET
Phyllis	Farrell	phyllisfarrell681@hotmail.com					WA	US	en	Please move forward with the energy audit requirements before a house may be sold. this would provide valuable information to the buyers.	2025-08-13 18:24:20 ET
Ronda	Larson Kramer	rlarsonkramer@gmail.com	1814 EASTSIDE ST SE	Olympia	Washington	WA	98501	US	en		2025-08-14 15:38:04 ET
Valeria	Coontz	sharron.coontz@gmail.com	12417 Tilley Road So.	Olympia	Washington	WA	98512	US	en		2025-08-14 17:16:17 ET
Thad	Curtz	curtzt@nuprometheus.com		Olympia	Washington	WA	98501	US	en	It's discouraging that we're so far from acting as if we actually have a climate emergency... I would have liked to have had energy consumption before my purchase. Then they could have fixed it instead of me.	2025-08-14 17:53:33 ET
L.	Chase	lorjchase@gmail.com	1841 Trosper Rd Sw, #54	Tumwater	Washington	WA	98512	US	en		2025-08-14 23:27:51 ET
Sam	Merrill	sammerrill3@comcast.net		Olympia	Washington	WA	98502-3501	US	en		2025-08-15 12:57:13 ET
Sara	Lewis	carbonsmom@gmail.com		Olympia	Washington	WA	98516	US	en		2025-08-15 17:55:04 ET
Loretta	Seppanen	laurel.lodge@comcast.net	2919 Orange Street SE	Olympia	Washington	WA	98501	US	en	This is a logical next step in addressing climate change issues - allowing home buyers to know the energy use up-side and down-side before they commit to buying a home. This is a low cost that adds a negligible cost to home ownership.	2025-08-15 18:02:46 ET
Red	Bever	redcedarbever@gmail.com		Olympia	Washington	WA	98502	US	en		2025-08-19 17:07:08 ET
Anna	Marchand	anna@nisquallyestuary.org		Olympia	Washington	WA	98516	US	en		2025-08-19 17:20:40 ET
Tristen	P	mrpayne99@yahoo.com		Olympia	Washington	WA	98501	US	en		2025-08-19 17:28:21 ET

										This proposal is NOT for a mandatory retrofit at sale or lease, but a mandatory audit at the time of sale. This means the buyer of the new property would receive a full energy-retrofit disclosure and cost estimate BEFORE they make an offer on a house. They would know what the are buying. That will NOT achieve our net-zero goal, or even get us close, because a minority of buyers will do all the measures identified. So it won't save the planet, and generations behind us will suffer immense harm because of our cowardice to do the right thing. But at least potential buyers will know what they are buying.	
Marianne	Tompkins	marianned.tompkins@gmail.com	1004 73rd Ave NE	Olympia	Washington	WA	98506	US	en		2025-08-19 17:53:15 ET
										I want the TCMP implemented now. I support a home energy audit at the point of sale for a home. This will improve the energy efficiency of the overall housing stock in Thurston County if implemented. This will apply to rental houses, thereby reducing the heating bills of tenants.	
Randy	Tompkins	sumpumpkin@gmail.com	1605 Lebanon street SE	Lacey	Washington	WA	98503	US	en		2025-08-19 17:59:22 ET
Barbara	Scavezze	barb@scavezze.com					98702	US	en	Thanks!	2025-08-20 11:35:57 ET
										I worked hard to get this effort off the ground in 2022 while working for TCAT and it got stalled out. It is an easy fix, low hanging fruit and it is way past overdue to get this passed.	
Lynn	FitzHugh	lynn@fitz-hugh.org	1716 11th Ave SE	Olympia	Washington	WA	98501	US	en		2025-08-20 13:17:16 ET
Clarissa	Felling	cfelling635@hotmail.com		Lacey	Washington	WA	98503	US	en		2025-08-20 14:43:28 ET
										Today's weather just indicates the importance of getting a move on the Goals of the TCMP! Please do everything you can to bring Climate Action to Thurston County!	
Janet	Nazy	janet@thurstonclimateaction.org	PO Box 13324	Olympia	Washington	WA	98508	US	en		2025-08-22 17:03:19 ET
Rebecca	Canright	rebeccagroovypeace@gmail.com		Rockport	Washington	WA	98283	US	en	Greetings! I am a young person who cares about energy efficiency. The Home Energy Score Audit is a simple and effective way to help enact the climate mitigation plan.	2025-08-22 17:53:04 ET
										Please see the associated details.	
Alaina	Moon	moon.alaina@gmail.com		Olympia	Washington	WA	98501	US	en		2025-08-22 18:01:19 ET
Tim	Kerfoot	moonfly@aol.com		Yelm	Washington	WA	98597	US	en		2025-08-22 18:01:38 ET
matthew	landers	matthewlanders5@gmail.com		Olympia	Washington	WA	98501	US	en		2025-08-22 19:59:10 ET
Kimberly	Danke	dankefam@msn.com		Shelton	Washington	WA	98584	US	en		2025-08-22 20:07:22 ET
karen	ahnemann	kaz_ahnemann@yahoo.com		Olympia	Washington	WA	98502	US	en		2025-08-22 20:34:25 ET
JAMES	OBARR	jobarr6@gmail.com		Olympia	Washington	WA	98507	US	en		2025-08-22 23:17:46 ET
Jim	LAZAR	jim@jimlazar.com		Olympia	Washington	WA	98501	US	en		2025-08-22 23:45:02 ET
Randy	Henderson	hendersonrandy@comcast.net		Olympia	Washington	WA	98516	US	en		2025-08-22 23:59:46 ET
Stephani	Hemness	stephani.hemness@gmail.com		Olympia	Washington	WA	98512	US	en		2025-08-23 10:31:06 ET
Jean	Maust	demico@scattercreek.com		Tenino	Washington	WA	98589-965	US	en	This work is critical for all our planet's inhabitants.	2025-08-23 13:05:42 ET
Maria	Ruth	mariaruthbooks@gmail.com		Olympia	Washington	WA	98501	US	en		2025-08-23 14:30:14 ET
										Dear Representatives, We don't have time to wait on implementing this plan. You must act now. Thank you,	
Carrie	Ziegler	Artist@CarrieZiegler.com		Olympia	Washington	WA	98502	US	en	~Carrie Ziegler Climate change impacts are now impossible to ignore. An argument was advanced that it wasn't human-caused (I don't believe that). Regardless: I think humans have the power to mitigate it. Please take action--before it's to late.	2025-08-25 14:00:57 ET
Nancy	Curtis	smojazz@earthlink.net	2102 Bush ave NW	Olympia, W	Washington	WA	98502	US	en		2025-08-25 14:04:06 ET
Kristin	Blalack	gsravenhillkb@yahoo.com		Olympia	Washington	WA	98506	US	en		2025-08-26 13:48:51 ET
Phoebe	Cross	phoebecross@yahoo.com		Shelton	Washington	WA	98584	US	en		2025-08-28 14:01:50 ET
JoAnne	Kelly	kellynepal@gmail.com	4737 62nd LN SW	OLYMPIA	Washington	WA	98512-220	US	en		2025-08-29 13:08:22 ET
										Home energy audits would save energy and provide useful information to home buyers. The state legislature has been working on a bill the last couple of years, patterned on one from Oregon. Buyer will find this info helpful, bur don't let the costs get out of hand.	
Sam	Merrill	sammerrill3@comcast.net		Olympia	Washington	WA	98502-350	US	en		2025-08-31 19:40:54 ET
L.	Chase	lorjchase@gmail.com	1841 Trosper Rd Sw, #54	Tumwater	Washington	WA	98512	US	en		2025-09-03 12:34:42 ET
Barb	Carey	barbmcarey2@gmail.com	2706 Hampton Ct SE	Olympia	Washington	WA	98501	US	en		2025-10-10 00:17:06 ET
										Passing the Plan would help everyone who buys or rents a home in Tumwater. It is especially helpful for renters, who generally have less money than homebuyers.	
Natasha	Hays	nthays1403@gmail.com		Olympia	Washington	WA	98502	US	en		2026-01-03 20:32:20 ET
Rachelle	Martin	President@tlmlabor.org		Olympia	Washington	WA	98512	US	en		2026-01-13 16:57:01 ET
Jessica	Goulet	4jgoulet@gmail.com		Buckley	Washington	WA	98321	US	en		2026-01-27 18:36:16 ET

Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 1:38 PM
To: Carla Morgan
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Home Energy Score
Attachments: IMG_4993.jpeg

Thank you for submitting your comment, Carla. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)

Assistant to Olympia City Council

Phone: 360.753.8443 | Cell: 360.972.5504

Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Carla Morgan <Cmorgan2895@outlook.com>

Sent: Monday, March 9, 2026 10:21 AM

To: CityCouncil <citycouncil@ci.olympia.wa.us>

Subject:

You don't often get email from cmorgan2895@outlook.com. [Learn why this is important](#)

I am against this regarding selling houses.

Thank you

Carla Morgan

Get [Outlook for iOS](#)



Thurston County Realtors Association's post



mandate without clear answers to key questions.

Housing policy should be transparent, realistic, and implementable.



Tell City Council: Don't repeat the same mistake!
citycouncil@ci.olympia.wa.us



56



16



13



Most relevant ▾



Dave Brown

4h



Lee Anthony

Write a comment...



Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 2:52 PM
To: Charity Slawter
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Pause the Home Energy Score Ordinance

Thank you, Charity, for submitting your comments. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Charity Slawter <charity@thelivewellgroup.com>
Sent: Friday, March 6, 2026 4:28 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

You don't often get email from charity@thelivewellgroup.com. [Learn why this is important](#)

Dear Mayor and Councilmembers, I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance. In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully evaluated for its impact on buyers and sellers. A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time when many families are already struggling to enter or move within the housing market. While energy efficiency is an important goal, I encourage the City to pause this proposal and continue working with housing professionals and community stakeholders to develop solutions that support both environmental objectives and housing accessibility. Thank you for your time and for your continued service to our community.

Charity Slawter

REALTOR | MANAGING BROKER

☎ 360.268.8420
✉ charity@thelivewellgroup.com
🌐 livewellhomegroup.com
@ thelivewellgroup



Real Broker, LLC



Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 3:16 PM
To: Diana Lewis
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Pause the Home Energy Score Ordinance

Thank you for your comments, Diana. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Diana Lewis <diana.lewis@americanhomeexperts.com>
Sent: Friday, March 6, 2026 8:19 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

You don't often get email from diana.lewis@americanhomeexperts.com. [Learn why this is important](#)

Dear Mayor and Council Members,

I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance.

In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully evaluated for its impact on buyers and sellers.

A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time

when many families are already struggling to enter or move within the housing market.

While energy efficiency is an important goal, I encourage the City to pause this proposal and continue working with housing professionals and community stakeholders to develop solutions that support both environmental objectives and housing accessibility.

Thank you for your time and for your continued service to our community.

Make it a Great Day!

Diana Lewis

American Home Experts

diana.lewis@exprealty.com

360-878-4272 | License #: 139520

<https://linktr.ee/dianalewis>

Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 3:22 PM
To: Denise Steigers
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Pause the Home Energy Score Ordinance

Thank you for your comments, Denise. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Denise Steigers <denisesteigers@olympicsir.com>
Sent: Friday, March 6, 2026 8:14 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

You don't often get email from denisesteigers@olympicsir.com. [Learn why this is important](#)

Dear Mayor and Councilmembers,

I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance.

In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully evaluated for its impact on buyers and sellers.

A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time when many families are already struggling to enter or move within the housing market.

While energy efficiency is an important goal, I encourage the City to pause this proposal and continue working with housing professionals and community stakeholders to develop solutions that support both

environmental objectives and housing accessibility.

Thank you for your time and for your continued service to our community.

Denise Steigers
Real Estate Broker
Olympic Sotheby's International Realty

360.451.3549
denisesteigers@olympicsir.com
denisesteigers.sothebysrealty.com
1722 Harrison Avenue Northwest
Olympia, Washington 98502
Facebook
Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 2:57 PM
To: Gail Smith
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Pause the Home Energy Score Ordinance

Thank you for your comments, Gail. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Gail Smith <gailsmith@place.com>
Sent: Friday, March 6, 2026 3:26 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

You don't often get email from gailsmith@place.com. [Learn why this is important](#)

Dear Mayor and Councilmembers,

I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance.

In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully evaluated for its impact on buyers and sellers.

A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time when many families are already struggling to enter or move within the housing market.

While energy efficiency is an important goal, I encourage the City to pause this proposal and continue

working with housing professionals and community stakeholders to develop solutions that support both environmental objectives and housing accessibility.

Thank you for your time and for your continued service to our community.

Gail Smith

Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 3:05 PM
To: Joseph Newnam
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Pause the Home Energy Score Ordinance

Thank you, Joe, for sharing your comments. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Joseph Newnam <jnewnam@kw.com>
Sent: Friday, March 6, 2026 11:19 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

[You don't often get email from jnewnam@kw.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mayor and Councilmembers,

I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance.

In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully evaluated for its impact on buyers and sellers.

A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time when many families are already struggling to enter or move within the housing market.

While energy efficiency is an important goal, I encourage the City to pause this proposal and continue working with housing professionals and community stakeholders to develop solutions that support both environmental

objectives and housing accessibility.

Thank you for your time and for your continued service to our community.

Joe Newnam, Broker
KW South Sound Realty
(509)808-6281

www.homesofcoceanshores.com

Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 3:24 PM
To: Jenn Powell Real Estate
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Pause the Home Energy Score Ordinance

Thank you for your comments, Jenn. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Jenn Powell Real Estate <jennpowellrealestate@gmail.com>
Sent: Friday, March 6, 2026 7:58 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

You don't often get email from jennpowellrealestate@gmail.com. [Learn why this is important](#)

Dear Mayor and Councilmembers,

I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance.

In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully evaluated for its impact on buyers and sellers.

A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time when many families are already struggling to enter or move within the housing market.

While energy efficiency is an important goal, I encourage the City to pause this proposal and continue working with housing professionals and community stakeholders to develop solutions that support both

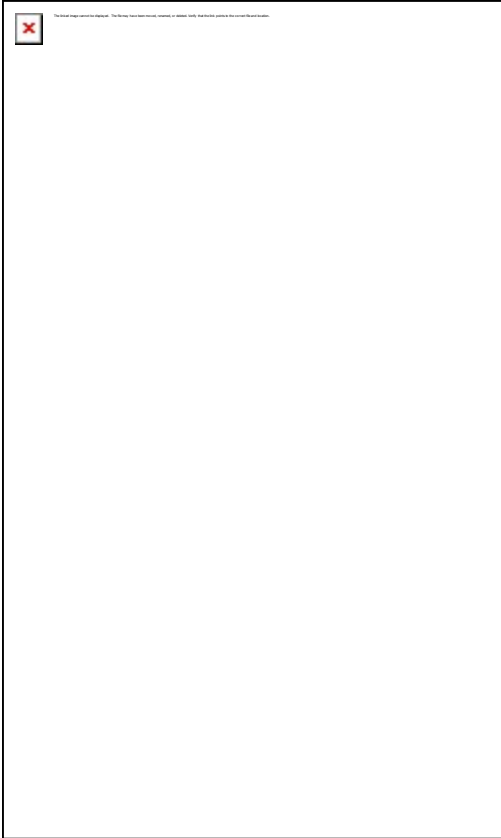
environmental objectives and housing accessibility.

Thank you for your time and for your continued service to our community.

Best Regards,

Jenn Powell

Jenn Powell



Real Estate Brokerage in Washington:

<https://app.leg.wa.gov/rcw/default.aspx?cite=18.86.120>

IMPORTANT NOTICE: Wire Fraud Advisory: *If you receive an email requesting you send money with regards to your closing, even if you think it's from a trusted source, **STOP**. Immediately call your closing attorney to verify. Do NOT use or click on the phone numbers or links in the email.*

Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 3:15 PM
To: Matthew Plummer @ MVP
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Pause the Home Energy Score Ordinance

Thank you for your comments, Matthew. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Matthew Plummer @ MVP <Matthew@mvprealtygroup.com>
Sent: Friday, March 6, 2026 8:25 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

You don't often get email from matthew@mvprealtygroup.com. [Learn why this is important](#)

Dear Mayor and Councilmembers,

I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance.

In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully evaluated for its impact on buyers and sellers.

A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time when many families are already struggling to enter or move within the housing market.

While energy efficiency is an important goal, I encourage the City to pause this proposal and continue working with housing professionals and community stakeholders to develop solutions that support both

environmental objectives and housing accessibility.

Thank you for your time and for your continued service to our community.

Blessings,

[Matthew Plummer](#)

CEO / Designated Broker [Lic# 23345](#)



[Book time to talk with me](#)

[360.339.8548](#) | Direct

[360.915.9123](#) | Support Team



We work exclusively by referral, and we're never too busy to take exceptional care of those you care about. >>[REFER TODAY](#)<<

[We help you Buy, Sell, Lease, and Maintain your home and investments.](#)

P.S. Did you know our sister company, [MVP Property Pros](#), manages rental properties?

— MVP — REALTY GROUP

[WA Real Estate Firm License # 17582](#)

MVP Realty Group

1219 11th Ave SE

Olympia, WA 98501

www.MVPRealtyGroup.com

LEGAL DISCLAIMER: Real Estate Brokers are not licensed to practice law and cannot give legal advice. None of the information contained in this email should be construed as legal or financial advice. You are advised to seek independent legal or financial counsel concerning the topics of this email, any Purchase and Sale Agreement and/or the specific terms and provision of any Note, Deed of Trust, Real Estate Contract, or any other contract.

RECOMMENDATIONS AND REFERRALS: Brokers may recommend or refer service providers such as home inspectors, contractors, mortgage brokers, attorneys, or accountants. Brokers cannot guarantee or ensure the quality of the services provided by third parties. Other vendors are available, and the price and quality is competitive. You must exercise your own judgment when hiring service providers. You should check references and verify applicable licenses. Brokers cannot be held responsible or liable for the quality of referred services.

CONFIDENTIALITY: This e-mail message, including any attachments, may contain legally privileged and/or confidential information. If you are not the intended recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any dissemination, distribution, or copying of this e-mail message is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete this e-mail message from your computer.

Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 1:25 PM
To: MARY ROBERTS
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Energy codes and homes

Thank you for sending your comments, Mary. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: MARY ROBERTS <mroberts0529@comcast.net>
Sent: Monday, March 9, 2026 8:23 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Energy codes and homes

You don't often get email from mroberts0529@comcast.net. [Learn why this is important](#)

City Council,

Washington state has a temperate climate with no extreme temperatures throughout the year. By creating unaffordable energy policies that are not needed, and then crying that we don't have affordable housing, you are creating air tight houses that develop mold, which causes the homeowner even more money to fix those problems.

Please do your homework before making policy... either you want affordable housing for people, or you don't??

I have live in Thurston County all my life, built houses, taught school, became a mold inspector... and I am moving out. Your policies do not make any common sense.

Again, please decide if you want affordable housing, or not?

Mary Roberts
360-339-3737

Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 3:01 PM
To: Sherry@cohomesandland.com
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Pause the Home Energy Score Ordinance

Thank you for your comments, Sherry. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Sherry Anderson <sherry.dot@gmail.com>
Sent: Friday, March 6, 2026 3:13 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

You don't often get email from sherry.dot@gmail.com. [Learn why this is important](#)

Dear Mayor and Councilmembers,

I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance.

In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully evaluated for its impact on buyers and sellers.

A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time when many families are already struggling to enter or move within the housing market.

While energy efficiency is an important goal, I encourage the City to pause this proposal and continue

working with housing professionals and community stakeholders to develop solutions that support both environmental objectives and housing accessibility.

Thank you for your time and for your continued service to our community.

Sherry Anderson, Realtor/Broker
John L. Scott Real Estate
Lacey, Washington
719-339-3745

Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 3:07 PM
To: Steve Chung
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Pause the Home Energy Score Ordinance

Thank you, Steve, for your comments. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Steve Chung <SteveChung@johnlscott.com>
Sent: Friday, March 6, 2026 10:52 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

You don't often get email from stevechung@johnlscott.com. [Learn why this is important](#)

Dear Mayor and Councilmembers,

I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance.

In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully evaluated for its impact on buyers and sellers.

A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time when many families are already struggling to enter or move within the housing market.

While energy efficiency is an important goal, I encourage the City to pause this proposal and continue working with housing professionals and community stakeholders to develop solutions that support both

environmental objectives and housing accessibility.

Thank you for your time and for your continued service to our community.

Sincerely,

Steve Chung

John L. Scott Talent Real Estate
Designated Broker I Sales Instructor
(360) 456-SOLD (7653)
www.stevechung.johnlscott.com
stevechung@johnlscott.com
8825 Tallon Lane NE Suite #B
Lacey WA 98516

Want to find out how much your home is worth? [CLICK HERE!](#)

Want to find out about joining the John L. Scott Team? [CLICK HERE!](#)

Download John L. Scott Home Search mobile app [CLICK HERE!](#)

Positive reviews are greatly appreciated. [CLICK HERE!](#)

This email message and accompanying attachments or data may contain information that is confidential. If you are not the intended recipient, you are notified that any use, alteration, dissemination, distribution or copying of this message is prohibited. If you have received this email message in error, please notify us immediately by return email and delete all copies of this message and attachments from your system. No representation is made that this email is free of viruses. Virus scanning is recommended and is the responsibility of the recipient. Thank you.

Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 3:09 PM
To: Tammy Adams
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Thurston County Energy Score

Thank you for your comments, Tammy. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Tammy Adams <Tammy@virgiladamsre.com>
Sent: Friday, March 6, 2026 10:54 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Fw: Thurston County Energy Score

Council members,

I truly do not understand why you think this is "helping" anyone in anyway?!

As, hopefully, most of you understand the home purchasing process, most people have a home inspection done. When that occurs the mechanics, age of home, roof, windows, crawl ,attic, electrical, hot water tank(s) and everything in and out of the home is FULLY gone over and discussed. There is absolutely no reason for sellers/buyers to take on yet ONE more fee in a transaction. You are taking affordability away one more regulation, permit chaos, ordinance at a time.

Please stop & think about what you are doing. The people that this hurts most are the people on fixed income, seniors, & lower income. While, yes, we all want happy environmentally friendly homes, the ones that can afford it are the people with a very comfortable income. Please stop adding barriers to home ownership. We live in an area that is military strong and as you are well aware the turnover rate for them is quite high. There is not much equity even for them when they move to being stationed elsewhere.

What are you trying to accomplish?

Tammy Adams

The Third Generation

360-584-2736 tammy@virgiladamsre.com



Pamela Braff

From: CityCouncil
Sent: Wednesday, March 11, 2026 10:11 AM
To: kelly ecklund
Cc: Pamela Braff; Tim Smith
Subject: Re: Pause the Home Energy Score Ordinance

Good morning, Kelly. Thank you for your comments. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: kelly ecklund <kelly@ecklundproperties.com>
Sent: Wednesday, March 11, 2026 8:46 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

You don't often get email from kelly@ecklundproperties.com. [Learn why this is important](#)

Dear Mayor and Councilmembers,

I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance.

In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully evaluated for its impact on buyers and sellers.

A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time when many families are already struggling to enter or move within the housing market.

While energy efficiency is an important goal, I encourage the City to pause this proposal and continue

working with housing professionals and community stakeholders to develop solutions that support both environmental objectives and housing accessibility.

Thank you for your time and for your continued service to our community.

Sincerely,
Kelly Ecklund

Pamela Braff

From: CityCouncil
Sent: Thursday, March 12, 2026 12:59 PM
To: AnyaMyer@remax.net
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Pause the Home Energy Score Ordinance

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your email, Anya. I will forward your comments to all City Councilmembers and appropriate staff.

Best,

Melissa McKee (she/her/hers)

Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Anya Myer, REALTOR <AnyaMyer@remax.net>
Sent: Wednesday, March 11, 2026 2:31 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

You don't often get email from anyamy@remax.net. [Learn why this is important](#)

Dear Mayor and Councilmembers,

I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance.

In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully evaluated for its impact on buyers and sellers.

A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time when many families are already struggling to enter or move within the housing market.

While energy efficiency is an important goal, I encourage the City to pause this proposal and continue working with housing professionals and community stakeholders to develop solutions that support both environmental objectives and housing accessibility.

Thank you for your time and for your continued service to our community.

Sincerely,



Confidentiality notice:

This e-mail message, including any attachments, may contain legally privileged and/or confidential information. If you are not the intended

recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any dissemination, distribution, or copying of this e-mail message is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete this e-mail message from your computer.

Pamela Braff

From: CityCouncil
Sent: Thursday, March 12, 2026 2:08 PM
To: Carolyn Sanchez
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Home Energy Score

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your email, Carolyn. I will forward your comments to all City Councilmembers and appropriate staff.

Sincerely,

Melissa McKee (she/her/hers)

Assistant to Olympia City Council

Phone: 360.753.8443 | Cell: 360.972.5504

Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Carolyn Sanchez <simplycarolyn@comcast.net>
Sent: Thursday, March 12, 2026 1:22 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Home Energy Score

[You don't often get email from simplycarolyn@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I want to express my adamant opposition to requiring a home energy score in Olympia. Please stay out of peoples private property rights! I'm a lifelong resident and this is an awful idea. Please respect private property owners rights. If someone is buying a home, that's why they have an inspection. They can also ask for an energy score on their own. This should have nothing to do with selling my private property! Please do not vote yes for this.

Carolyn Sanchez
Sent from my iPhone

Pamela Braff

From: CityCouncil
Sent: Thursday, March 12, 2026 2:06 PM
To: Esther Grace Kronenberg
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Home energy audit

Follow Up Flag: Follow up
Flag Status: Completed

Thank you, Esther and Warren, for your email. I will forward your comments to all City Councilmembers and appropriate staff.

Respectfully,

Melissa McKee (she/her/hers)
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Esther Grace Kronenberg <wekrone@gmail.com>
Sent: Thursday, March 12, 2026 1:29 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Home energy audit

Hello,
I think the Council should adopt the home energy audit at point of sale.
It will help new homeowners make any retrofits that will save them money for energy costs and will also align with the City's climate change goals.

I would prefer to see a more rigorous policy that would require some energy upgrades, but at the least, the City should adopt this sensible policy.

Thank you for considering our comments.

Esther and Warren Kronenberg
Olympia WA

Pamela Braff

From: Melissa McKee
Sent: Tuesday, March 10, 2026 3:05 PM
To: Joseph Newnam
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Pause the Home Energy Score Ordinance

Follow Up Flag: Follow up
Flag Status: Completed

Thank you, Joe, for sharing your comments. I will forward to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)

Assistant to Olympia City Council

Phone: 360.753.8443 | Cell: 360.972.5504

Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Joseph Newnam <jnewnam@kw.com>
Sent: Friday, March 6, 2026 11:19 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

[You don't often get email from jnewnam@kw.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mayor and Councilmembers,

I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance.

In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully evaluated for its impact on buyers and sellers.

A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time when many families are already struggling to enter or move within the housing market.

While energy efficiency is an important goal, I encourage the City to pause this proposal and continue working with housing professionals and community stakeholders to develop solutions that support both environmental objectives and housing accessibility.

Thank you for your time and for your continued service to our community.

Joe Newnam, Broker
KW South Sound Realty
(509)808-6281
www.homesofcoceanshores.com

Pamela Braff

From: CityCouncil
Sent: Thursday, March 12, 2026 2:04 PM
To: Ryan Burton
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Energy Score Disclosure Policy

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your email, Ryan. I will forward your comments to all City Councilmembers and appropriate staff.

Respectfully,

Melissa McKee (she/her/hers)

Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Ryan Burton <r_p_burton@yahoo.com>
Sent: Thursday, March 12, 2026 1:35 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Energy Score Disclosure Policy

You don't often get email from r_p_burton@yahoo.com. [Learn why this is important](#)

Please do not consider adopting this rule. Consumers do not need more government intervention, period.

Do less with your power - please!

Ryan Burton
2736 Pamela Ln NE
Olympia, WA 98506
757-748-7271

Pamela Braff

From: CityCouncil
Sent: Friday, March 13, 2026 8:39 AM
To: Gregory Moe
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: HES

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, Moe. Thank you for your email. I will forward your comments to all City Councilmembers and appropriate staff.

Take care,

Melissa McKee (she/her/hers)

Assistant to Olympia City Council

Phone: 360.753.8443 | Cell: 360.972.5504

Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Gregory Moe <moe@windermere.com>
Sent: Thursday, March 12, 2026 2:39 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: HES

You don't often get email from moe@windermere.com. [Learn why this is important](#)

This proposal is fraught with problems. First, and foremost, no one runs their home the same. Some like it hot, some cold. Some a lot of lights, some none. Some households have a lot of teenagers who may like to take long showers with a lot of hot water, some short showers, cooler water. This also doesn't take into account the age of the house.

You get my drift.

Thurston County has decided to delay implementation until more research, both practical and legal, is done.

Bad idea.

I've been practicing real estate for 26 years. Buyers are certainly welcome to do their due diligence during the home purchase process. Most of them do.

Additionally, folks are getting tired of government intrusion in their lives, no matter how it is 'couched'. The City of Olympia is really practiced at that.

Bad Idea.

Respectfully,

Gregory Moe, Broker - REALTOR

Windermere Real Estate/Olympia

2312 Pacific Ave

Olympia, WA 98501

360-556-1513, Direct

360-943-5625, Fax

moe@windermere.com

www.GregoryMoe.com

<https://www.linkedin.com/in/gregorymoe>

"I am never too busy for you or your referrals!"

T H E G A R D N E R R E I

Offering insight into the realities of the housing n

Pamela Braff

From: CityCouncil
Sent: Friday, March 13, 2026 8:41 AM
To: Geoffrey Mueller
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Home Energy Score

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for your email, Geoffrey. I will forward your comments to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)

Assistant to Olympia City Council

Phone: 360.753.8443 | Cell: 360.972.5504

Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Geoffrey Mueller <geolorm1944@gmail.com>
Sent: Thursday, March 12, 2026 2:18 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Home Energy Score

You don't often get email from geolorm1944@gmail.com. [Learn why this is important](#)

I do not believe it should be mandatory. If the buyer wants the information, he can request the seller to provide a home energy score, or he can ask to have one done on his own, similar to what is done for a home inspection report.

Geoffrey Mueller

Pamela Braff

From: CityCouncil
Sent: Friday, March 13, 2026 8:35 AM
To: laurel.lodge@comcast.net
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: I support council approval of the Home Energy Score policy

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for your email, Loretta. I will forward your comment to all City Councilmembers and appropriate staff.

Take care,

Melissa McKee (she/her/hers)

Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: laurel.lodge@comcast.net <laurel.lodge@comcast.net>
Sent: Thursday, March 12, 2026 6:12 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: I support council approval of the Home Energy Score policy

City Council members,
I support the Home Energy Score policy and urge your approval at your March 24 meeting.
Loretta Seppanen
Olympia resident

March 16, 2026

Sent via email

Mayor Dontae Payne
Yen Huynh, Mayor Pro-Tem
Councilwoman Dani Madrone
Councilman Clark Gilman
Councilwoman Kelly Green
Councilman Robert Vanderpool
Councilman Paul Berendt
601 4th Ave E
Olympia, WA 98507-1967
citycouncil@ci.olympia.wa.us

RE: Comment on Proposed Home Energy Score Assessment and Disclosure

Dear Mayor Payne, Mayor Pro-Tem Huynh, and City of Olympia Councilmembers,

This firm represents the Thurston County REALTORS Association (the “Association”) regarding the City of Olympia’s (the “City”) proposed adoption of a Home Energy Score program requiring a Residential Energy Performance Rating and Disclosure in conjunction with residential real estate listings and sales.

Although the Association understands the City’s intent behind the proposal is to improve residential energy efficiency and mitigate climate change impacts associated with the built environment, adopting the first mandatory residential energy performance disclosure program in the state will have no discernable impact on the pace of global climate change. However, it will add to the already high cost of housing, place the City’s real estate market at competitive disadvantage, reduce sales, and burden property owners. In addition to these competing policy considerations, the proposed amendments raise legal concerns which the City should consider, as outlined below.

I. Uncertainty and Risk of Relying on “Police Powers” Exception

First, the proposal puts at risk the City’s authority to flexibly utilize certain real estate excise tax (“REET”) revenues under chapter 82.46 RCW. Under RCW 82.46.035, cities are authorized to impose an additional local excise tax on the sale of real property to fund local capital projects, including roadways, water and sewer systems, parks, airports, and affordable housing projects. Additionally, under RCW 82.46.037, the greater of \$100,000 or 35% of the REET funds may be used to maintain, operate, and support existing capital projects.

Use of these funds for existing capital projects, however, is barred if a city has enacted *any* requirement on the listing or sale of real property. RCW 82.46.037(2)(a). As drafted, the ordinance establishes a local prerequisite to listing residential property. Therefore, if the City proceeds, it will lose its ability to utilize REET revenues for existing capital projects.

In responses to the Association's prior comments on the proposed ordinance, City staff assert that there is an exception to the REET fund usage under RCW 82.46.037(2)(b), because the ordinance is "specifically authorized" by local governments' general police powers under RCW 35A.11.020. Respectfully, we believe that conclusion is incorrect. The term "specifically authorized" in RCW 82.46.037(2)(b) identifies that the exception applies only where a statute affirmatively authorizes a particular type of regulation, rather than a broad grant of undefined police powers.

The specificity required under RCW 82.46.037(2)(b) is apparent from the exceptions it lists explicitly. For instance, the provision references specific regulations concerning real property, including nuisance abatement (chapter 7.48 RCW), state building code (chapter 19.27 RCW), and regulation of unfit dwellings (RCW 35.80.030). Each of the exception provisions grants explicit and limited authority, in contradiction to local jurisdictions' generalized police powers. If the exception applied pursuant to any exercise of police power, it would encompass any exercise of authority and lose all meaning, contrary to basic principles of interpretation: courts "must construe statutes to give effect to all of the language and to render no portion meaningless or superfluous." *AOL, LLC v. Washington State Dep't of Revenue*, 149 Wn. App. 533, 542 (2009).

Because the proposed ordinance regulates the conditions under which residential property may be listed for sale, the ordinance constitutes a requirement on the listing of real property under RCW 82.46.037, and therefore bars the City from utilizing REET revenues to fund needed capital projects. The City should decline to adopt the proposed amendments on the basis of that risk alone, particularly given the ongoing structural shortfalls in the City's budget.

II. There are No Licensed Assessors to Allow Compliance with the Proposal

The proposal presents a significant practical barrier to implementation, as there are no licensed assessors to meet the requirements of the proposal.

Per Sections 2 and 4 of the draft ordinance, the required home energy performance report must be prepared by a "registered home energy score assessor." Such assessors must maintain a valid certification with the U.S. Department of Energy and be registered with the City. The proposal leaves the City's registration requirements undefined, to be established later by the Director of Community Development.

According to the Thurston Climate Mitigation Collaborative's ("TCMC") review memo, there is only one entity in the State that could provide assessments, Puget Sound Energy ("PSE"). However, PSE does not currently operate a home energy assessment program, nor are they registered with the City. Further, there is no guarantee that PSE can or will adequately fill this role. Thus, at present there are no licensed assessors to fulfill the proposal's requirements. Even if PSE is agreeable to stepping in, TCMC conservatively estimates that up to eight full-time

assessors will be necessary to meet the demand within the County, a large percentage of which will occur within the City.

City staff responses to the Association's earlier comments on this issue assert that there will be a one-year implementation delay "to allow sufficient time for workforce development." However, the draft published with the February 20, 2026 Land Use and Environment Committee materials provide an effective date of May 1, 2026, with no mention of delay. If that is the case, there would only be a six-week window for prospective assessors to obtain federal certification and complete the City's yet-to-be-defined registration process. This creates a substantial risk of significant harm due to delay and increased costs in residential transactions. If the City Council chooses to adopt the ordinance, it must also ensure that the final version delays the effective date by at least one year.

III. No Clear Mechanism for Oversight and Enforceability

Even if sufficient assessors become available to allow compliance with the proposal, the ordinance raises additional concerns regarding oversight and enforceability.

City staff have responded to prior Association comments regarding a lack of oversight or enforceability by stating that the Northwest Multiple Listing Service ("NWMLS") will require a home energy disclosure form, capturing approximately 95% of the market, and thereby ensuring compliance with the bulk of listings. This response reflects a fundamental misunderstanding of NWMLS's role and highlights a significant gap in the proposal's enforcement framework.

In fact, NWMLS does not play a role in oversight or enforcement. Instead, NWMLS merely facilitates broker compliance with required disclosures by providing forms that brokers may voluntarily include in their listings. Therefore, in order to ensure compliance with the proposed disclosure requirements, the City will have to manually police NWMLS listings based on complaints and periodic review, just like non-NWMLS listings.

Without any statutory method within the proposal to oversee listings and thereby enforce compliance, the City is sure to be overwhelmed by manual policing efforts on a scale not contemplated by the TCMC. The City should not adopt regulatory requirements carrying civil and criminal penalties without a clear and workable mechanism for oversight and enforcement.

IV. The City of Olympia Should Wait for Adoption of a Statewide Program

The City should also consider whether a residential energy disclosure program is more appropriately implemented through a uniform statewide framework.

Recent proposed state legislation, HB 1015, would have granted cities and counties specific authority to voluntarily implement a top-down state program requiring a home energy performance report and disclosure prior to public listing of residential properties, subject to certain requirements. While HB 1015 failed to pass – most recently just this session – the specific authorization it contemplated would have allowed cities and counties to opt in to residential energy efficiency and disclosure in conjunction with property sales using a Commerce-developed standard

form. Such a statewide, voluntary approach is preferred to the type of mandatory stand-alone program being considered in Thurston County as part of the TCMC.

It is also notable that the materials published to date by the TCMC do not reflect any analysis of the local financial impacts which would likely result from adopting any such program. Such analysis would have been required – together with mitigation for those impacts – by HB 1015. Indeed, the Home Energy Score Model Ordinance Policy Review (2024) includes just three paragraphs in 33 pages addressing impacts on home sales, based on data from Austin, Texas and Portland, Oregon. However, even that limited outside data shows that adoption this type of program directly influences sales prices of homes – driving them up for buyers seeking energy efficiency, and down for sellers of older homes:

Impacts on Home Sales and Loan Delinquency

Researchers studying the Energy Conservation and Audit and Disclosure ordinance in Austin, Texas, which has been in place for more than 10 years, found that mandatory disclosure created a premium for energy-efficient homes by daylighting the value of these attributes and lead to higher participation in energy efficiency programs (Portland, 2020). Researchers have found that a one-point increase in HES was associated with a 0.5% increase in sale price, and likewise higher estimated annual energy bills were associated with a decrease in sales price (Pigman, Season, Wallace, et al., 2023).

A study of Portland, OR's program between 2018 and 2021 found that buyers are willing to pay more for energy efficiency when purchasing a home and that buyers are willing to pay more for energy efficiency when the assessment is published in real estate listings (Breshears, 2022).

The City should not adopt an ordinance which is likely to directly influence the sale prices of individual homes in the private market in a manner entirely unique in the State, with resulting harm to Olympia residential buyers and sellers alike.

If the City wishes to pursue this climate-based initiative, the more prudent course is for the City to defer action on a home energy score and disclosure requirement until the Legislature adopts a state-wide requirement, or, failing that, to modify any proposal to make it a voluntary program in which individual home sellers can choose to participate. Short of that, the proposal's effective date should be delayed at least one year to allow sufficient time for licensed assessors to become available and for the City to develop adequate oversight and enforcement mechanisms. We are providing similar comments on behalf of the Association to Thurston County as well as the Cities of Lacey and Tumwater, understanding that this was developed as a regional program.

Thank you for the opportunity to provide public comment.

DICKSON FROHLICH PHILLIPS BURGESS PLLC



HEATHER L. BURGESS
PARTNER

City of Olympia Council

March 16, 2026

Page | 5

HLB/JW

Cc:

Tim Smith, AICP | Director, Community Planning and Development

(tsmith@ci.olympia.wa.us)

Jay Burney, City Manager

(jburney@ci.olympia.wa.us)

Jennica Machado, Economic Development Director

(jmachado@ci.olympia.wa.us)

Mark Barber, City Attorney

(mbarber@ci.olympia.wa.us)

Pamela Braff

From: CityCouncil
Sent: Tuesday, March 17, 2026 10:13 AM
To: Jeffrey Clark
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Stop HES

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Deadline

Good morning, Jeffrey.

Thank you for your comments. I will forward them to all City Councilmembers and appropriate staff.

Respectfully,

Melissa McKee (she/her/hers)

Assistant to Olympia City Council

Phone: 360.753.8443 | Cell: 360.972.5504

Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Jeffrey Clark <clarkjeffrey61@gmail.com>
Sent: Monday, March 16, 2026 11:20 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Stop HES

You don't often get email from clarkjeffrey61@gmail.com. [Learn why this is important](#)

City Counsel Members, please stop the HES. Taxes in Olympia are beyond ridiculous. Adding more to homeowners whether they are buyers or sellers. My property taxes have doubled in the past ten years. I believe the housing market is not true and accurate when people bought properties well over market value especially during COVID and I am being penalized based on comps in the area. The HES is beyond ridiculous when there is not an adequate staffing. Please stop the HES! Respectfully, Concerned Citizen

Pamela Braff

From: CityCouncil
Sent: Tuesday, March 17, 2026 9:50 AM
To: Jenn Chernut
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Public Comment on Proposed Home Energy Score
Attachments: Public Comment 3.17.26 Olympia.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Deadline

Good morning, Jenn. Thank you for your comments. I will forward them to all City Councilmembers and appropriate staff.

Melissa McKee (she/her/hers)

Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Jenn Chernut <exec@thurstoncountyrealtors.org>
Sent: Monday, March 16, 2026 4:46 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Public Comment on Proposed Home Energy Score

You don't often get email from exec@thurstoncountyrealtors.org. [Learn why this is important](#)

Good afternoon,

Attached, please find public comment for the proposed Home Energy Score,

Thank you,

Jennifer Chernut MA AHWD C2EX
Executive Officer

Thurston County REALTORS® Association
510 Franz Anderson Rd SE
Olympia, WA 98501
Office: 360.491.3910





March 17, 2016

Public Comment – Proposed Home Energy Score Ordinance

Mayor Payne, Olympia City Councilmembers

Thank you for the continued discussion regarding the proposed Home Energy Score (HES) ordinance. The Thurston County REALTORS® Association appreciates the time and effort the City has invested in addressing climate goals and housing sustainability.

As the professionals who guide buyers and sellers through thousands of real estate transactions in Thurston County each year, REALTORS® see firsthand how housing policies interact with real-world market conditions. Our goal is not to stop progress, but to ensure that any policy adopted is clear, practical, and workable for both consumers and the housing market.

After reviewing the proposed policy, we must reiterate that TCRA opposes the ordinance in its current form. However, REALTORS® also recognize the potential value of a voluntary Home Energy Score model that supports consumer awareness while avoiding unintended consequences for housing transactions.

We believe the ordinance still contains several significant implementation questions and technical issues that warrant additional discussion. For that reason, **we respectfully request that the City extend the pause on consideration of the ordinance and convene a collaborative work session involving elected officials, City staff, and a small group of experienced REALTOR® practitioners familiar with the HES discussion.**

Such a work session would allow us to address several practical issues that could substantially improve the policy, including:

- Ensuring the ordinance uses accurate and consistent real estate industry terminology.
- Clarifying how compliance would be handled within the transaction process if adopted.
- Avoiding the use of NWMLS as an enforcement body, as MLS systems are not designed to serve as regulatory compliance mechanisms.
- Exploring whether it would be better to have the Buyer initiate the request, or perform the HES assessment themselves, during the real estate transaction rather than at the

time of listing. This may better accommodate changing market conditions and reduce impediments or transaction disruption.

- Discussing TCRA's proposed alternative energy score options that support consumer choice and transparency while still advancing the City's climate objectives.

Policies that intersect with housing markets require careful coordination with industry practitioners to avoid unintended consequences and implementation challenges. Taking additional time now will help ensure the City adopts a policy that is clear, practical, and workable in real estate transactions.

REALTORS® are committed to being constructive partners in these discussions. Through collaboration, we believe it is possible to develop an approach that supports the City's goals while also protecting the stability and accessibility of the housing market.

Thank you for your consideration.

Dawn Baker

President

Thurston County REALTORS® Association

Pamela Braff

From: CityCouncil
Sent: Tuesday, March 17, 2026 2:20 PM
To: Marti Baker @ MVP
Cc: Councilmembers; Tim Smith; Pamela Braff
Subject: Re: Pause the Home Energy Score Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Deadline

Good afternoon, Marti. Thank you for your email. I will forward your comments to all City Councilmembers and appropriate staff.

Respectfully,

Melissa McKee ([she/her/hers](#))
Assistant to Olympia City Council
Phone: 360.753.8443 | Cell: 360.972.5504
Email: mmckee@ci.olympia.wa.us



Please note all correspondence is subject to public disclosure.

From: Marti Baker @ MVP <marti@mvprealtygroup.com>
Sent: Tuesday, March 17, 2026 1:27 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Pause the Home Energy Score Ordinance

You don't often get email from marti@mvprealtygroup.com. [Learn why this is important](#)

Dear Mayor and Councilmembers,

I am writing as a member of the local housing community to respectfully ask that Olympia pause the proposed Home Energy Score (HES) ordinance.

In 2024, Olympia declared a housing emergency due to the affordability challenges facing residents in our community. Because of this, it is especially important that any new policy tied to housing be carefully

evaluated for its impact on buyers and sellers.

A mandatory Home Energy Score requirement tied to the home listing process could create additional costs and complexity for homeowners and buyers at a time when many families are already struggling to enter or move within the housing market.

While energy efficiency is an important goal, I encourage the City to pause this proposal and continue working with housing professionals and community stakeholders to develop solutions that support both environmental objectives and housing accessibility.

Thank you for your time and for your continued service to our community.

Many thanks,



Marti Baker

Real Estate Broker

Lic #24014333

— **MVP** —

REALTY GROUP

1219 11th Ave SE

Olympia, WA 98501

O: (360) 915-9123

C: (360) 529-3854

Marti@MVPR RealtyGroup.com

www.MVPR RealtyGroup.com

[GET TO KNOW MARTI](#)

Oh, by the way... If you happen to know of someone who would appreciate the level of service we provide, please give us a call with their name and number. We'll follow through and take exceptional care of them. Thank you!

Legal Disclaimer: Real Estate Brokers are not licensed to practice law and cannot give legal advice. None of the information contained in this email should be construed as legal or financial advice. You are advised to seek independent legal or financial counsel concerning the topics of this email, any Purchase and Sale Agreement and/or the specific terms and provision of any Note, Deed of Trust, Real Estate Contract, or any other contract.

Recommendations and Referrals: Brokers may recommend or refer service providers such as home inspectors, contractors, mortgage brokers, attorneys or accountants. Brokers cannot guarantee or ensure the quality of the services provided by third-parties. Other vendors are available and the price and quality is competitive. You must exercise your own judgment when hiring service providers. You should check references and verify applicable licenses. Brokers cannot be held responsible or liable for the quality of referred services.

Confidentiality Notice: This e-mail message, including any attachments, may contain legally privileged and/or confidential information. If you are not the intended recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any dissemination, distribution, or copying of this e-mail message is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete this e-mail message from your computer.