

FAQs For Real Estate Brokers
Portland's Residential Energy Performance Rating and Disclosure Rules
December 18, 2018

By
Jane Leo, PMAR Governmental Affairs Director
Phillip C. Querin, PMAR Legal Counsel

These FAQs summarize the administrative rules recently implemented for Portland's Home Energy Score program (hereinafter, "the Program"). They are provided for informational purposes only, and are not intended to be used or relied upon as legal advice, or to constitute a legal interpretation of the related laws, rules, regulations, and ordinances. Real estate licensees with specific issues or questions about the Program should first contact their managing principal broker for guidance; other readers with specific issues or questions should contact an attorney familiar with their particular factual situation.

1. WHAT IS THE PURPOSE OF THE NEW LAW?

It can be found at Portland City Code Chapter 17.108, and is known as the "City of Portland Home Energy Score program" (hereinafter the "Program"). The Administrative Rules ("Residential Energy Performance Rating and Disclosure"), Part 1, issued by the Bureau of Planning and Sustainability, became effective October 13, 2017; subsequently, the City issued Rule Changes effective December 18, 2017, and final Administrative Rules effective December 18, 2018. The stated purpose of the Program is "...to make energy performance in residential buildings transparent, to enable more knowledgeable decisions about the full costs of operating a home, to motivate energy efficiency investments in homes that lower utilities, to reduce carbon emissions, and increase comfort, safety and health for home owners." The Program goes into effect on January 1, 2018.

2. HOW IS "ENERGY PERFORMANCE" DETERMINED? IS IT BASED UPON THE OWNER'S PERSONAL PRACTICES, HABITS, ETC.? DOES IT DEPEND ON THE NUMBER OF OCCUPANTS?

It does not depend on personal usage or number of occupants. Rather, the calculations are based upon energy generated from the home's "physical assets", i.e. those providing heating, cooling, lighting, water heating, or energy used for powering or fueling other end-uses in the building and related facilities through electricity, natural gas, propane, steam, heating oil, wood or other products sold for use in a building, or renewable on-site electricity generation.

3. WHAT TYPE OF HOMES DOES THE PROGRAM APPLY TO?

It applies to "...any residential structure containing at least one dwelling unit or house, regardless of size, on its own lot." It also includes attached single dwelling units, regardless of whether they

are located on their own lot,¹ e.g. a row house, attached homes, common-wall homes, duplexes, or townhomes. The Program looks to the type of structure and its physical qualities, “... regardless of the ownership or whether the property is privately held or part of a home owner’s association or other ownership arrangement.” However, “vertically stacked” housing units, e.g. those constructed on top of each other rather than built side-by-side, are not covered by the Program; neither are Accessory Dwelling Units (“ADUs”), manufactured dwellings, mobile homes, residential trailers, floating homes or single dwelling units used solely for commercial purposes.

4. DOES THE PROGRAM APPLY JUST TO HOMES WITH A PORTLAND MAILING ADDRESS?

This can be confusing. You should *not* use a property’s address to determine whether it is subject to the Program. That is because an address, by itself, does not necessarily signify which governmental jurisdiction the property is located in. To confirm the jurisdiction, visit www.portlandmaps.com, and look to the “Jurisdiction” field, which is located directly below the “Neighborhood” field. If the jurisdiction identifies the City of Portland, the home is subject to the Program. If the property is not covered by the Program, there will be a banner at the site of the address, stating that “This property is not within the City of Portland or its service districts.”

5. HOW DOES THE PROGRAM WORK?

Each home subject to the Program must undergo a “Home Energy Assessment” (“Assessment”). This is essentially an on-site audit conducted by a licensed Home Energy Assessor (“Assessor”), which results in a Home Energy Performance Report (“Report”). The Report is prepared by the Assessor in compliance with Oregon Administrative Rules adopted by the Oregon Department of Energy for the Oregon Home Energy Performance Score Standard.² A copy of the Reports—if issued in 2018 and if issued in 2019—are attached at the end of these FAQs as Exhibit A and A1 and Exhibit B and B1, respectively. The Assessor is required to be licensed by the Oregon Construction Contractors Board to determine home energy performance scores and is authorized as a qualified Home Energy Assessor under the Program. A list of qualified Assessors can be accessed at www.pdxhes.com/sellers/.

6. EXACTLY WHAT ENERGY INFORMATION IS REQUIRED TO BE IN THE REPORT?

The Report must include the following information:

- The U.S. Department of Energy Home Energy Score (“Score”) and an explanation of the Score;
- An estimate of the following:
 - Total annual energy used in the home in retail units of energy, by fuel type;

¹ The text “regardless of whether they are located on their own lot” appears to be an attempt to clarify that even though each unit in a townhome or condominium development contain general common areas owned by a separate HOA, they are nevertheless covered by the Program.

² See, <http://www.oregon.gov/energy/At-Home/Pages/HEPS.aspx>

- Total annual energy generated by on-site solar electric, wind electric, hydroelectric, and solar water heating systems in retail units of energy, by type of fuel displaced by the generation;
- Total annual cost of energy purchased for use in the home in dollars, by fuel type, based on the current average annual retail residential energy price of the utility serving the covered building at the time of the report and the average annual energy prices of non-regulated fuels, by fuel type, as provided by the Oregon Department of Energy;
- The home's greenhouse gas emissions based on the Score's estimate of the home's energy use, fuel types, and utility and fuel specific emission factors provided by the Oregon Department of Energy;
- The current average annual utility retail residential energy price in dollars, by fuel type, and the average annual energy prices of non-regulated fuels, by fuel type, provided by the Oregon Department of Energy and used to determine the costs described above;
- Name and contact information of the entity that assigned the Score and its CCB license number;
- Date the building's energy assessment was performed;
- Expiration date for the Home Energy Performance Report;
- The address, year built, and heated square footage of the home; and
- A statement that "This report meets Oregon's Home Energy Performance Score standard and complies with Portland City Code Chapter 17.108."

7. WHAT WILL THE ASSESSMENT COST? HOW LONG WILL IT TAKE?

According to City of Portland Home Energy FAQs ([here](#)): "As of July 2016, the market rate cost to obtain a home energy performance report is between \$150-\$250. This is the cost of having a trained, certified home energy assessor conduct a 45-minute, in-home assessment and generate the report based on the data gathered from the home visit." *** The cost is expected to decline as the number of assessments and assessors increase. PMAR recommends that sellers be encouraged to verify costs from multiple providers before settling on one.

8. CAN DIFFERENT ASSESSORS COME UP WITH DIFFERENT SCORES?

The Program seeks uniformity. It is a physical inspection of the home's estimated energy use based upon the age and efficiency of features, such as furnaces and insulation, year the home was built, heated square footage of the home, and number of bedrooms. To determine the appropriate number of bedrooms, the City issued policy guidance to home energy assessors to use their professional experience and discussions with the homeowner or real estate professional.

9. WILL THE PROGRAM APPLY TO NEW CONSTRUCTION?

For newly constructed homes that have never been occupied, the Report and the Score may be produced based on design documents prior to the construction through a “Pre-construction Assessment”.³

High Performance Homes for sale may be granted a waiver upon application to the Portland Bureau of Planning and Sustainability Director. High Performance Homes are further addressed at FAQ No. 18, below.

10. WHEN SHOULD THE ASSESSMENT BE CONDUCTED?

Prior to a home being “listed publicly for sale”. However, this phrase is intended to be much broader than when a property becomes formally listed through RMLS™; rather, it is defined to include the use of printed advertising, internet posting, or publicly displayed signs, including but not limited to Regional Multiple Listing Service, Redfin, Zillow, Trulia and other third-party listing services.

According to the administrative rules, all such public listings are required to disclose the Report and Score. Accordingly, the Program will apply to FSBOs, office exclusives, pocket listings, and other similar arrangements where the Property is located in Portland and being publicly offered for sale by the owner.

11. CAN THE OWNER SIGN A LISTING CONTRACT BEFORE THE ASSESSMENT IS CONDUCTED?

Technically, yes. The Program defines the listing event as advertising the home for sale by printed advertisement, internet posting, displayed sign, or through a private database intended for use by real estate licensees or buyers. Thus, the mere act of signing a listing contract will not trigger the duty to have the Assessment in place. However, the RMLS™ rules require that listing input occur within 24-hours (excepting weekends, holidays, and postal holidays) (Rules and Regulations of RMLS™, Sec. 3.1, effective 12/17/2018)

12. HOW LONG IS THE REPORT VALID?

Utility rates and carbon emission factors are updated on an annual basis. Accordingly, printed and electronic copies of the Report expire after two (2) years from the date of Assessment. Following the Score’s expiration date, a seller listing a home publicly for sale is required to have the Report reissued. However, this does not require a new Assessment – it just ensures that utility costs, and emission factors reflect the most current information available. The reissued Report can be accessed at the site identified at FAQ No. 15, below, using the site

³ As of the time of this article, it is not clear with whom this agreement is negotiated. Presumably, it is with the Director of the Bureau of Planning and Sustainability, but this should be verified.

address. Reports will not be available after eight (8) years from the date of the Assessment; as a result, a new Assessment will be required if the property was to become publicly listed.

13. WHAT IF A HOME IS REMODELED OR NEW ENERGY SYSTEMS ARE INSTALLED AFTER A REPORT HAS BEEN ISSUED AND BEFORE IT EXPIRES?

If changes have been made to the home since the last onsite Assessment, a new Assessment may be required in order to generate a new Report. The original Report is considered void if alterations or remodeling of the home affect the heated square footage, the quality and type of windows, insulation, HVAC equipment, or remodeled spaces such as basements or attics, as they can be expected to impact the home's estimated energy use.

14. WHAT HAPPENS TO THE REPORT AND SCORE AFTER THEY ARE GENERATED FROM THE ASSESSMENT?

After obtaining the Report, sellers are required to provide it to their licensed real estate agent "...as information material to informing potential purchasers which would otherwise be difficult for them to assemble."⁴ The Report is to be attached to the listing (if the listing service allows for attachments), or via a link to Portland's webpage that includes the Report (discussed below). Additionally, sellers are required to ensure that the listing agent includes the Score in the listing. Further, the RMLS™, or other third-party listing service, is expected to enter the Score in a field, or if there is no field, to include it in the listing with the other features of the home. Printed copies of the Report must be made available and visible to all prospective buyers who visit the home, including buyers of newly constructed homes, while they are publicly listed.

15. SO THE REPORT GOES ONTO A WEBPAGE? IS IT AVAILABLE TO THE PUBLIC AT LARGE?

Yes. The Report is searchable by address. The site can be accessed at <http://www.greenbuildingregistry.com/portland>.

16. WHO IS RESPONSIBLE FOR ASSURING THAT THE ASSESSMENT IS PERFORMED, THE REPORT GENERATED, AND THEN POSTED TO THE WEBSITE?

Although the rules provide that home sellers are personally responsible for obtaining and distributing the Reports, they "...may designate an agent to act on [their] behalf *** such as a property manager, home energy assessor, a real estate licensee, or other applicable entity capable of complying with the requirements of these administrative rules". However, before assuming such responsibilities, licensees should check with their company policy and managing principal broker, who should inquire of their E&O carrier, since there may not be insurance coverage for such activity, as it does not fall squarely within the definition of "professional real estate activity" as defined in ORS 696.010 (14). Note that the definition of a "seller" is a person

⁴ Calling this "material information" elevates it to a position that failure of a broker to inform their seller or buyer of the audit program could potentially carry some licensing action by the Oregon Real Estate Agency.

or entity, so the Program applies to individuals, LLCs, corporations, and all other sellers of covered property, regardless of how ownership is held.

17. ARE THERE ANY EXEMPTIONS FROM THE PROGRAM?

Yes. They include: (a) Publicly noticed distressed housing sales, such as foreclosure or trustee sales, deeds in lieu and short sales; (b) Property tax foreclosure sales; (c) Sales of properties by court appointed receivers; (d) Sales where a senior mortgage is subject to a notice of default; (e) The property is deemed uninhabitable due to casualty; (f) The property has been condemned by a government entity; and (g) If compliance would pose a financial hardship for the seller. The exemption request must be sent by email or regular mail, and must be received by the Director of the Portland Bureau of Planning and Sustainability no later than 10 business days prior to the date of listing the property.⁵ An on-line exemption form is available at: <https://www.pdxhes.com/home-energy-score-applications>

18. I UNDERSTAND THAT “HIGH PERFORMANCE HOMES” ARE EXEMPTED. WHAT ARE “HIGH PERFORMANCE HOMES”, AND WHAT IS THE EXEMPTION?

A “High Performance Home” is one built to exceed the requirements of the Oregon Building Energy Codes Program.⁶ Although such homes have a waiver from obtaining the Report, the applicant must include the following statement in all public real estate listings: “This home is an Energy Trust of Oregon EPS home. This high performance new home was built to perform better than the Oregon Energy Code and therefore the builder has been granted a waiver from the City of Portland Home Energy Score program requirement.” The exemption request must be sent by email or regular mail, and must be received by the Director of the Portland Bureau of Planning and Sustainability no later than 10 business days prior to the date of listing the property.

Energy Trust is a private nonprofit organization dedicated to helping customers develop cheaper, cleaner energy and renewable power projects. It provides information, cash incentives and technical assistance for these purposes. They coordinate their services with their affiliated utilities: Portland General Electric, Pacific Power, NW Natural, Cascade Natural Gas and Avista. Energy Trust is overseen by the Oregon Public Utility Commission.

19. WHAT IF A SELLER FAILS OR REFUSES TO PARTICIPATE IN THE PROGRAM? ARE THERE ANY PENALTIES?

A seller “...who fails, omits, neglects or refuses to comply, or misrepresents any material fact in reported information, may be in violation of City Code Chapter 17.108. In determining whether a violation has occurred, the Director will evaluate the totality of the circumstances related to the violation.”

If a violation is deemed to have occurred, a “written warning notice” may be issued describing the violation and steps necessary to comply. If the violation is not remedied within 90 calendar

⁵ See, Section 3, Administrative Rules, [here](#).

⁶ See, Building Energy Codes Program, [here](#).

days after issuance of the warning notice, the Director may assess a civil penalty of up to \$500. For every subsequent 180-day period for which the violation continues, the Director may assess additional civil penalties of up to \$500.

The Director has discretion to adjust the amount of the civil penalty and schedule repayment after considering a list of criteria, ranging from such things as the availability of Assessors, prior violations, and seriousness of the violation.

The violator has the option of paying the assessment within ten days, or appealing it to a Building Code Hearings Officer. If the appeal is unsuccessful, payment must be made within 15 calendar days after the decision becomes final. Interest is payable “...at the rate consistent with the City’s established accounting practices.” The City may take legal action to collect assessments not paid when due. It is possible that such legal action could be resisted by a homeowner, and eventually end up in the circuit court through a complicated “writ of review” process. In such case, if the homeowner lost, the judgment would constitute a lien on their property – though it may not be a lien on the home that was “publicly listed”, since it may have already closed.

20. COULD A BUYER REFUSE TO CLOSE IF THE SELLER DECLINED TO HAVE AN ASSESSMENT AND GENERATE A REPORT?

Since the Assessment, Report and Score, *in theory*, must be in existence at the time of publicly listing the home, it would seem that a buyer would know of the seller’s noncompliance prior to making an offer – assuming they had accessed the Green Building Registry website.

Subject to real estate company policies on the issue, if such a circumstance presented itself, listing agents whose sellers decline to participate might be well-served to include a written waiver of this information for the buyer to sign (assuming the buyer was willing to do so), just to avoid an attempted termination down the road. Note, however, the Program makes no mention of waiving this information. Arguably, the seller could nevertheless be subject to a fine, simply for the failure to participate in the Program, regardless of whether the buyer waived the right to see the information.

21. CAN A REALTOR® PAY FOR THEIR SELLER’S HOME ENERGY PERFORMANCE ASSESSMENT?

The initial concern is ORS 696.290, which provides that a real estate licensee may not offer, promise, allow, give, pay or rebate, directly or indirectly, any portion of their earned commission (including payment of a finder’s or referral fee) to a non-licensed person.

However, if a licensee paid up-front for a home seller’s audit cost, it’s hard to say there is an unlawful sharing of a “commission”, since one has not yet been earned - and may never be earned.⁷ So if such payment: (a) Was upfront; (b) Not conditioned upon a successful closing; and (c) Contained no promise or reimbursement to the agent if there is no closing, there is no quid pro quo.

⁷ E.g. the listing could expire and not be renewed, or the principal-agent relationship may be terminated before sale.

Upon checking with Selina Barnes, Regulations Manager for the Oregon Real Estate Agency, she concurs with the analysis in the second paragraph, above. However, Brokers are advised to first consult with their managing principal broker and company policy.

22. CAN A REAL ESTATE LICENSEE ALSO BE AN ENERGY ASSESSOR?

The requirements for certification can be found [here](#). Assuming the licensee could qualify, the bigger question is whether the risk outweighs any reward. If one only performed Assessments on homes with which they had no listing or selling involvement, risk would seem minimal; but there is a specter of a conflict of interest if one performed an Assessment and rendered a Score on a home they intended to list. (E.g. A claim by a buyer that the home received a higher Score than it was entitled to.)

23. WILL THERE BE ANY OREF CHANGES OR ADDITIONS TO FORMS IN LIGHT OF THIS NEW LAW?

As a statewide forms provider, OREF has no plans to become involved, as the Program is limited to residential properties only within the jurisdiction of the City of Portland.

24. WHERE CAN I GET MORE INFORMATION?

- <https://www.portlandoregon.gov/bps/74923>
- <https://www.portlandoregon.gov/bps/article/655310>
- <https://www.portlandoregon.gov/bps/article/586918>
- <https://www.energytrust.org/residential/evaluate-your-home/>
- <https://www.portlandgeneral.com/residential/energy-savings/energy-fixer/energy-fixer-home-energy-audit>
- <http://www.greenbuildingregistry.com/portland>
- <https://www.pdxhes.com/>

Exhibit A: Home Energy Performance Report for Existing Homes
(SAMPLE – NOT AN ACTUAL HOME)

 <p>City of Portland HOME ENERGY SCORE</p>	 <p>U.S. DEPARTMENT OF ENERGY</p> <p>THIS HOME'S SCORE 9 OUT OF 10</p>	<p>THIS HOME'S ESTIMATED ENERGY COSTS</p> <p>\$782 PER YEAR</p>
<p>HOME PROFILE</p> <p>LOCATION: 7308 SE Something Ave Portland, OR 97215</p> <p>YEAR BUILT: 1956</p> <p>HEATED FLOOR AREA: 2,192 sq. ft.</p> <p>NUMBER OF BEDROOMS: 4</p> <p>ASSESSMENT</p> <p>ASSESSMENT DATE: 01/29/2019</p> <p>SCORE EXPIRATION DATE: 01/29/2027</p> <p>ASSESSOR: John Doe Doe Eyed Home Performance</p> <p>PHONE: 503-555-1212</p> <p>EMAIL: jdoe@dehp.com</p> <p>CCB LICENSE #: 1234567890</p> <p><i>Flip over to learn how to improve this score and use less energy!</i></p> 	 <p align="right">Home Energy Score</p>  <p align="center">Official Assessment ID# 206779</p> <p>The Home Energy Score is a national rating system developed by the U.S. Department of Energy. The Score reflects the estimated energy use of a home based upon the home's structure and heating, cooling, and hot water systems. The average score is a 5. Learn more at HomeEnergyScore.gov</p>	
	<p>HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?</p> <p>Electric: 11,743 kWh/yr. \$1,339</p> <p>Natural Gas: 227 therms/yr \$302</p> <p>Other: 0 gal/yr \$0</p> <p>Renewable Generation: (\$859)</p> <p align="right">TOTAL ENERGY COSTS PER YEAR \$782</p>	<p>How much renewable energy does this home generate?</p> <p>7,805 kWh/yr</p>
	<p>THIS HOME'S CARBON FOOTPRINT:</p>  <p align="center">Estimated average carbon footprint for a similar sized home: 3.8 tons of CO₂ equivalent emissions per year.</p> <ul style="list-style-type: none"> Actual energy use and costs may vary based on occupant behavior and other factors. Estimated energy costs were calculated based on current utility prices (\$0.11/kwh for electricity; \$1.09/therm for natural gas; \$2.58/gal for heating oil; \$2.21/gal for propane). Carbon footprint is based only on estimated home energy use. Carbon emissions are estimated based on utility and fuel-specific emissions factors provided by the OR Department of Energy. Relisting 2-7 years after the assessment date requires a free reprint of the Report from: www.greenbuildingregistry.com/portland to update energy and carbon information. This report meets Oregon's Home Energy Performance Score Standard and complies with Portland City Code Chapter 17.108. 	

*Administrative Rules
Residential Energy Performance Rating and Disclosure*

Score today: 9	Score with priority improvements: [*] 10	Estimated energy savings with priority improvements: \$267 PER YEAR	Estimated carbon reduction with priority improvements: 15% PER YEAR
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TACKLE ENERGY WASTE TODAY!

Enjoy the rewards of a comfortable, energy efficient home that saves you money.

- Get your home energy assessment. Done!
- Choose energy improvements from the list of recommendations below.
- Select a contractor (or two, for comparison) and obtain bids. Checkout energytrust.org/findacontractor or call toll free **1-866-368-7878**.
- Explore financing options at communityenergyproject.org or energytrust.org.
- Visit the following resources to learn about easy changes you can make today: communityenergyproject.org/services or energytrust.org/solutions/insulation-and-air-sealing/

***PRIORITY ENERGY IMPROVEMENTS | 10 YEAR PAYBACK OR LESS ¹**

FEATURE	TODAY'S CONDITION ⁴	RECOMMENDED IMPROVEMENTS
Duct insulation	Un-insulated	Insulate to R-8
Envelope/Air Sealing	Not professionally air sealed	Professionally air seal
Heating Equipment	Oil furnace 60% AFUE	When replacing, upgrade to ENERGY STAR ³
Heating Equipment	Natural Gas/Propane Furnace	When replacing, upgrade to ENERGY STAR
Water Heater	Standard electric tank	When replacing, upgrade to ENERGY STAR, minimum 2.76 EF (Energy Factor)

ADDITIONAL ENERGY IMPROVEMENTS ²

FEATURE	TODAY'S CONDITION ⁴	RECOMMENDED IMPROVEMENTS
Attic insulation	Ceiling insulated to R-0	Insulate to R-38 or R-49 if code requires it
Duct sealing	Un-sealed	Reduce leakage to a maximum of 10% of total airflow
Envelope/Air Sealing	Not professionally air sealed	Professionally air seal
Wall insulation	Insulated to R-0	Fully insulate wall cavities
Solar PV	Capacity of 7.8 kWh in DC	
Windows	Multiple types	When replacing, upgrade to ENERGY STAR
Air Conditioner	N/A	
Basement wall insulation	N/A	
Floor insulation	Insulated to R-0	
Foundation wall insulation	N/A	

1. To achieve the "Score with priority improvements" all recommended improvements in this section must be completed. These improvements have a simple payback of ten years or less.
2. Additional energy efficiency improvements may take longer than ten years to make a return on investment but can have a significant impact on the comfort, efficiency and environmental impact of your home.
3. If your home has an oil furnace it is recommended you replace it with a high efficiency electric or gas furnace.
4. Today's Condition represents the majority condition for that feature in the home.

*Administrative Rules
Residential Energy Performance Rating and Disclosure*

**Exhibit B: Home Energy Performance Report for Newly Constructed Homes
(SAMPLE – NOT AN ACTUAL HOME)**



City of Portland
HOME ENERGY SCORE



U.S. DEPARTMENT OF
ENERGY

THIS HOME'S
SCORE 9
OUT OF 10

THIS HOME'S ESTIMATED
ENERGY COSTS

\$782

PER YEAR

HOME PROFILE

LOCATION:
7308 SE Grand Ave
Portland, OR 97215

YEAR BUILT:
1956

HEATED FLOOR AREA:
2,192 sq. ft.

NUMBER OF BEDROOMS:
4

ASSESSMENT

ASSESSMENT DATE:
01/29/2019

SCORE EXPIRATION DATE:
01/29/2027

ASSESSOR:
John Doe
Doe Eyed Home Performance

PHONE:
503-555-1212

EMAIL:
jdoe@dehp.com

CCB LICENSE #:
1234567890

MAKE THE MOST OUT OF YOUR NEW HOME!

To learn more about ways to cut energy waste, boost your comfort and keep your energy bills low visit:

www.energytrust.org/tips



Home Energy Score

Average Home



Higher energy use | 1 2 3 4 5 6 7 8 9 10 | Lower energy use

SCORE TODAY

Official Assessment | ID# 206779

The Home Energy Score is a national rating system developed by the U.S. Department of Energy. The Score reflects the estimated energy use of a home based upon the home's structure and heating, cooling, and hot water systems. The average score is a 5. Learn more at HomeEnergyScore.gov

HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?

Electric: 11,743 kWh/yr.	\$1,339
Natural Gas: 227 therms/yr	\$302
Other: 0 gal/yr	\$0
Renewable Generation:	<u>(\$859)</u>

How much renewable energy does this home generate?

7,805 kWh/yr

TOTAL ENERGY COSTS PER YEAR \$782

THIS HOME'S CARBON FOOTPRINT:



15 tons/year WORSE | 6.4 This Home | 0 tons/year BEST

Estimated average carbon footprint for a similar sized home: 3.8 tons of CO₂ equivalent emissions per year.

- Actual energy use and costs may vary based on occupant behavior and other factors.
- Estimated energy costs were calculated based on current utility prices (\$0.11/kwh for electricity; \$1.09/therm for natural gas; \$2.58/gal for heating oil; \$2.21/gal for propane).
- Carbon footprint is based only on estimated home energy use. Carbon emissions are estimated based on utility and fuel-specific emissions factors provided by the OR Department of Energy.
- Relisting 2-7 years after the assessment date requires a free reprint of the Report from: www.greenbuildingregistry.com/portland to update energy and carbon information.
- This report meets Oregon's Home Energy Performance Score Standard and complies with Portland City Code Chapter 17.108.

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