



Bureau of Planning and Sustainability

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ADOPTION OF INTERIM ADMINISTRATIVE RULE FOR RESIDENTIAL ENERGY PERFORMANCE RATING AND DISCLOSURE

The City of Portland's Home Energy Performance Rating and Disclosure ordinance is designed to provide information to homebuyers to enable more knowledgeable decisions about the costs of operating homes and to motivate investments in home improvements that lower utility bills, reduce carbon emissions, and increase comfort, safety and health for home owners.

Because this policy focuses on market transformation, it successfully fulfills its objectives to reduce carbon emissions in Portland's residential single-family building stock when ratings and disclosures for Covered Buildings are widely and commonly available within the local real estate market.

On July 1, 2020, the City declared a climate emergency and amended the City's emissions reduction targets to at least 50% reduction in carbon emissions by 2030 and net-zero carbon emissions before 2050, increasing the urgency for the City to take actions that contribute to these reductions.

At the same time, compliance with the ordinance has declined dramatically due to the City suspending enforcement during the COVID-19 global pandemic. Compliance increases only when there is adequate customer service support available for home sellers and real estate professionals and when home sale advertisements are regularly monitored for compliance with the requirements.

Additional support may be needed to quickly restore compliance to pre-pandemic levels and beyond, as soon as it is deemed appropriate to do so. The City is best positioned to provide a consistent level of customer service and compliance monitoring by adding flexibility to designate a third-party to support these tasks, as needed.

The City's failure to act promptly would result in serious prejudice to the public interest by further slowing large-scale adoption of residential energy ratings and disclosures and thereby limiting associated carbon emissions reduction benefits within this key building sector.



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Pursuant to the authority granted by Section 17.108.030.A of the Code of the City of Portland, I hereby approve the attached interim rule, Exhibit A (Interim Administrative Rules Residential Energy Performance Rating and Disclosure).

This interim rule is effective February 21, 2021 and will remain in effect for 365 days or until additional administrative rules are issued.



2/12/2021

Andrea Durbin
Director, Bureau of Planning and Sustainability

Date

