



# SELLERS

## THE PROGRAM

*Homes that are listed for sale in the Portland real-estate market are required to receive a Home Energy Score, which provides comparable and credible information about a home's energy performance. Homes will be scored by professional Home Energy Assessors on a ten-point scale:*

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

## HOW IT WORKS

### HIRE AN ASSESSOR

Visit **[www.pdxhes.com/sellers](http://www.pdxhes.com/sellers)** to find an authorized Home Energy Assessor. Authorized Assessors are:

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

### SCHEDULE THE HOME ENERGY ASSESSMENT

The Home Energy Assessment takes about an hour to complete. The Assessor will gather information about the home's envelope (foundation, insulation, walls, windows) as well as its heating, cooling and hot water systems. The Home Energy Score assumes standard operating conditions to allow homes to be compared on an apples-to-apples basis, independent of current occupant behavior.

As soon as the data points are entered into the software, the Home Energy Score and Report will be available at the Green Building Registry: **[www.greenbuildingregistry.com/Portland](http://www.greenbuildingregistry.com/Portland)**

### DISPLAY THE HOME ENERGY SCORE

1. Provide the City of Portland Home Energy Score and Report directly to potential home buyers by placing hardcopy printouts of your report in a location in the house where buyers will see it. Consider the kitchen counter or dining room table.
2. Provide the City of Portland Home Energy Score and an internet link to the Home Energy Report through property listings, like those found in the Regional Multiple Listing Service (RMLS).

## ARE ALL HOMES IN PORTLAND COVERED UNDER THIS RULE?

Check the address on **[www.portlandmaps.com](http://www.portlandmaps.com)** and review the “jurisdiction” field. If the jurisdiction is noted as “Portland” then a Score is required.

A few building types do not require a Home Energy Score (e.g. manufactured homes, mobile homes, accessory dwelling units and condominiums with units stacked one on top of the other). Visit **[www.pdxhes.com](http://www.pdxhes.com)** for more information.

## ARE THERE EXEMPTIONS?

Yes, exemptions are available for conditions such as foreclosure sales, uninhabitable and condemned structures and other unforeseen hardships which may prevent obtaining a Home Energy Score. To apply for an exemption, visit **[www.pdxhes.com](http://www.pdxhes.com)**.

## ARE NEW HOMES EXEMPT?

Home Energy Scores are required for new homes at the time of advertising the home for sale. The Score can be obtained before or during construction based on plans and other information conveyed from the builder to the Home Energy Assessor. Some exemptions apply, see **[www.pdxhes.com/builders](http://www.pdxhes.com/builders)**.

## WHAT IF I CAN'T AFFORD A HOME ENERGY ASSESSMENT?

Help is available. Income-qualified individuals can apply for assistance at **[www.pdxhes.com](http://www.pdxhes.com)**. Applications are processed quickly and a City-approved contract Assessor will contact all qualified applicants within three business days of application to schedule an Assessment.

## HOW LONG IS A HOME ENERGY SCORE VALID?

A Home Energy Score is valid for 8 years after issue. Home Energy Scores are invalid and a new Home Energy Report must be obtained after any alteration or remodel of the home that affects the heated square footage, the quality and type of windows, insulation, HVAC equipment, or remodeled spaces such as basement or attic, or other changes that are reasonably expected to impact the Home Energy Score and associated estimates of energy use.

If the Home Energy Score is to be used again in a new listing after 2 years from the initial issue date, a new Report must be printed (for free) at **[www.greenbuildingregistry.com/portland](http://www.greenbuildingregistry.com/portland)**. This new report will automatically include updated utility rates and carbon factors.

## HOW IT HELPS

The Home Energy Score helps sellers more easily showcase energy efficiency improvements.

It provides sellers with a means to highlight prior investments made in energy efficiency features that increase the value of the home. It also helps sellers understand cost-effective improvements that can be done prior to listing to enhance the marketability of the home.

## NEED MORE INFORMATION?

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