

# City of Bend Home Energy Score Requirement



## What you and your clients need to know

Effective July 1, 2023, sellers within the City of Bend will be required to obtain a home energy score (HES) from a state licensed home energy assessor for homes listed publicly for sale within the Bend City limits. Here's what you need to know.

## Is this requirement only for Bend?

Yes, only homes listed publicly for sale within Bend City limits will be subject to this requirement. Not sure if the home is within Bend City limits? Go to the [City of Bend's home energy score website](#) and check the address with the City's [Address Lookup Tool](#). Here you'll also find a link to a [list of assessors](#).



## What homes require an HES?

Home sellers must obtain and disclose a Home Energy Score Report when the home is:

- Listed publicly for sale
- Within Bend City limits
- A residential detached single-family dwelling unit on its own lot
- A residential attached unit (duplex, triplex, townhouse, condominium, or other) where the unit extends from foundation to roof, whether or not the unit is on its own lot

## Do office exclusives need an HES?

No. Only homes listed publicly for sale will be subject to the requirement.

# If I already have a home listed or pending prior to July 1st, does it need to have a score?

No, homes that are listed prior to July 1, 2023, but still active on or later than July 1 are not required to have a Home Energy Score.

## Are there any properties that do NOT require an HES?

Some home types do not require a Home Energy Score. Some sale types are also exempt (e.g. a trustee's sale or a deed-in-lieu of foreclosure sale – see the City's HES website for a complete list).

Home types that do NOT require an HES are:

- Multi-unit dwellings that are vertically stacked, such as a 2+ story apartment building or a duplex or triplex where one or more unit is situated vertically on top of another unit
- Detached accessory dwelling units (an HES is required for the main house but not the detached ADU)
- Single dwelling units that are used primarily for commercial purposes
- Manufactured homes currently, though they are included in the code and may be required to obtain a score at a later date



## Who is responsible for obtaining the HES?

Per the City's policy, this is a requirement of the seller. Failure to comply could result in a fine of up to \$750.

## When will the home need to be scored again?

The home energy score will be valid for eight years. If the home sells again within that timeframe, a new score is not required, provided that no changes to mechanical systems, energy efficiency, or square footage in the home have occurred.

## What about new construction?

New construction requires scores for each home being sold, including homes sold advertised for sale before construction is complete. Builders can obtain Home Energy Scores for new homes while they are under construction by providing Home Energy Assessors with their construction plans.

# What about new construction? (continued)

For new homes with identical design documents and features, an HES will need to be generated for each unique site address. Most, if not all, of the data points can be replicated from the original assessment, allowing the assessor to easily produce a unique HES and Report for each identical home.

## How about a "Coming Soon" listing?

Properties listed as "coming soon" prior to July 1, 2023 will not require a home energy score. Any home listed as "coming soon" on or after July 1 will require a score.

## What does this look like in the MLS?

In the Multiple Listing Service of Central Oregon (MLSCO), look for the "Green Building Verification Type" section. Select, "Home Energy Score," then enter the score, the year, and the url/link to the report in the Green Building Registry.

A screenshot of a form titled "Green Building Verification Type" with several radio button options and input fields. The options are: Earth Advantage, Energy Audit Retrofit, ENERGY STAR Certified Homes, LEED For Homes, and Home Energy Score. The Home Energy Score option is selected and has a red note: "[If Selected, Fill Out Green Verification Metric, URL, and Year Fields]". To the right of the Home Energy Score option are three input fields: "Green Verification Metric" (with a red note "[Home Energy Score]"), "Green Verification URL", and "Green Verification Year". There are also checkboxes for "WaterSense" and "Other".

Screenshots from FlexMLS

A screenshot of a form titled "Green Building Verification Type" with several radio button options: Earth Advantage, Energy Audit Retrofit, EN. STAR Cert. Homes, Home Energy Score, LEED for Homes, WaterSense, and Other. The Home Energy Score option is selected. Below the options are input fields for "Metric" and "Year", and a "URL:" field.

Screenshot from the Residential Input Form & Residential Income Property Input Form

## Where do I get a link to the report/the Green Verification URL?

To add the Green Verification URL:

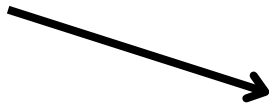
- Go to the Green Building Registry website - [us.greenbuildingregistry.com](https://us.greenbuildingregistry.com)
- Search for the property by address
- Right click on the 'Download Report' button and select 'copy link address'
- Paste this link into the "Green Verification URL" field

# Flyers and marketing materials

The Home Energy Score and url to the full report must be included in printed publications specific to the home as well, such as a flyer that's attached to a real estate sign or present at an open house.

MLSCO members have the ability to create flyers in the MLS that will populate with the required home energy score information (see below). If creating your own flyer or marketing materials, be sure to include the home energy score and the url to the full report (see section above for steps on retrieving the url).

When creating a flyer in MLSCO, select "7 Photo Flyer (Bend HES) to include HES information on the flyer.



## Listings to Print or Email

Current Listing (1)

Selected (2)

All Results (30)

\* For 200+ listings, only List and Stats may be printed

### Version

Public

List

Detail

Report

ORE Report v2

ORE Report with All Photos

SOMLS Tour Sheet

7 Photo Flyer

7 Photo Flyer (Bend HES)

Flyer with Map

More Report Options

Public / Private Report

History

Documents

## More information

To learn more about the City of Bend's home energy score requirement, visit the City's Home Energy Score program website or email [homeenergyscore@bendoregon.gov](mailto:homeenergyscore@bendoregon.gov). You can also watch a recording of the [HES webinar](#) on COAR.com for more info.

