

Introduced by: Mayor Pruhs and
Councilmembers Therrien, Sprinkle,
Cleworth, Tidwell, and Marney.
Date: February 24, 2025

RESOLUTION NO. 5164

**A RESOLUTION OPPOSING THE STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION ENERGY
RATING REQUIREMENT FOR RESIDENTIAL PROPERTY SALES.**

WHEREAS, the State of Alaska recently adopted 18 AAC 50.081 which, starting December 31, 2025, requires property owners to submit an energy rating completed by a certified energy rater to the Alaska Department of Environmental Conservation (DEC) before listing a property for sale; and

WHEREAS, 18 AAC 50.081 was adopted as part of a compromise between the Environmental Protection Agency and DEC that led to the approval of the DEC's Air Quality Plan for the PM2.5 non-attainment area that includes the City of Fairbanks; and

WHEREAS, local homeowners and real estate professionals have expressed significant opposition to the new regulations; and

WHEREAS, Alaska Housing Finance Corporation (AHFC) maintains an updated list authorized energy raters, which only shows four qualified raters in the Fairbanks area; and

WHEREAS, the wait for an energy rate assessment may unreasonably delay property transactions in an already tight housing market; and

WHEREAS, the cost of an energy rating assessment may impose an undue financial burden on a property owner; and

WHEREAS, the DEC website mentions that properties with recent energy ratings will be exempt from a second energy rating assessment but fails to mention how long an assessment is valid for; and

WHEREAS, previous incentive programs from AHFC for high energy ratings showed promise in creating more energy efficient homes; and

WHEREAS, 18 AAC 50.081 does not establish a minimum energy rating that must be achieved, nor does it incentivize higher ratings, it only mandates that the assessment must be performed without establishing a correlation between residential property energy ratings and PM2.5; and

WHEREAS, 18 AAC 50.081 does not grant exceptions from the energy rating assessment requirement for residential properties with geo thermal or similar non-burning heat production methods that could not contribute to PM2.5 levels; and

WHEREAS, the City of Fairbanks supports efforts to reach PM2.5 attainment but is concerned that mandatory residential energy ratings do not necessarily indicate the level of PM2.5 contributions and may not be worth the expense or delay.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

SECTION 1. The Fairbanks City Council urges the Alaska Department of Environmental Conservation to renegotiate with the Environmental Protection Agency to eliminate the mandatory energy rating requirement for residential properties.

SECTION 2. The City Clerk is directed to provide the Interior Delegation with an executed copy of this resolution.

SECTION 3. The effective date of this resolution is six days after adoption.

PASSED and APPROVED this 24th Day of February 2025.



David Pruhs, City Mayor

YEAS: Therrien, Marney, Sprinkle, Ringstad, Tidwell, Cleworth
NAYS: None
ABSENT: None
APPROVED: February 24, 2025

ATTEST:

APPROVED AS TO FORM:



for D. Danyielle Snider, MMC, City Clerk
Colt Chase, Deputy City Clerk

Thomas A. Chard II, City Attorney