

Georgia's Home Energy Rebates

Multifamily Frequently Asked Questions

The following is a list of frequently asked questions about Georgia's Home Energy Rebates administered by the Georgia Environmental Finance Authority (GEFA) and funded by the Inflation Reduction Act (IRA).

For more information, visit the [Georgia's Home Energy Rebates website](#).

Overview

1. **What is considered a multifamily building for these rebates?** A multifamily building is a building with at least two units used for residential purposes. This can also include the residential portion of a commercial building.
2. **Are these rebates available now?** Georgia's Home Energy Rebates will launch a limited pilot for select multifamily buildings on May 30, 2025. Applications will be processed on a rolling basis.
3. **Who can apply for the rebates?** Multifamily property owners, developers, property managers, and contractors are eligible to apply for multifamily rebates.

Eligibility

4. **Can both new construction buildings and existing structures participate?** Yes, eligible new construction buildings can participate in the Home Electrification and Appliance Rebates (HEAR). However, new construction buildings are **not** eligible for the Home Efficiency Rebates (HER). Eligible existing structures can participate in both HEAR and HER programs.

Income Requirements

5. **Are there income requirements for multifamily buildings to participate in the Georgia Home Energy Rebates?** Income requirements for multifamily buildings vary by rebate program, building type, and tenant occupancy income levels. Please fill out the [multifamily interest form](#) to get in contact with the Georgia Home Energy Rebates Program team, to ask about your specific building.
6. **What is a low-income multifamily building?** A low-income multifamily building is a building with at least 50 percent of households having incomes less than 80 percent Area Median Income (AMI). These buildings are eligible for HEAR and HER and may be eligible for enhanced rebates.
7. **What is a moderate-income multifamily building?** A moderate-income multifamily building is a building with at least 50 percent of households having incomes less than 150 percent AMI. These buildings are eligible for HEAR.
8. **What is a non-income qualifying multifamily building?** A non-income qualifying multifamily building is a building that does not meet the definition of a low-income multifamily building,

meaning less than 50 percent of occupants have incomes below 80 percent AMI. These buildings are not eligible for enhanced HER rebates or any HEAR rebates but may access the lower rebate amounts under HER.

9. **How is income eligibility verified for low-income and moderate-income multifamily buildings?** Income eligibility can be verified through either (i) Categorical Eligibility at the household or building level, or (ii) manual income verification at the household level. The Multifamily Program limited pilot will only include Whole Building Categorical Eligible low-income multifamily buildings. Buildings that do not fit this definition will be able to participate in the program in Fall of 2025.
10. **What is categorical eligibility?** Categorical eligibility is when a household or building automatically meets income requirements by participating in another state or federal program with income thresholds at least as strict as Georgia's Home Energy Rebates.
11. **What programs qualify for Whole Building Categorical Eligibility?** Categorical eligibility at the building level is when a building automatically meets income requirements by participating in another state or federal program with income thresholds at least as strict as Georgia's Home Energy Rebates. Recognized programs include:

Recognized Programs: Whole Building Eligibility		
	Program	Definition
1	Public Housing (housing owned and operated by Public Housing Authorities (PHAs))	Single and multifamily buildings owned and operated by PHAs are fully eligible
2	Privately owned multifamily buildings receiving project-based assistance (Section 8, Section 202, Section 811)	If at least 50% of the housing units are subsidized through these programs, the whole building is eligible
3	Privately owned multifamily buildings receiving tenant-based assistance (Housing Choice Vouchers)	If at least 50% of building occupants receive tenant-based assistance, the whole building is eligible
4	Low Income Housing Tax Credit (LIHTC) ¹	If at least 50% of housing units are income-restricted, the whole building is eligible

12. **What is manual income verification?** Manual income verification involves verifying a household's income through submitted tax documentation, e.g., 1040s, W-2s, 1099s from the last calendar year) and other income documentation such as recent pay stubs, bank statements showing cash income, unemployment benefits, Social Security documentation, etc.

Eligible Measures

- 13. What types of upgrades are eligible for HEAR in new construction?** Eligible measures include electric heat pump water heaters, electric heat pumps for space heating and cooling, electric stoves/cooktops/ranges/ovens, electric heat pump clothes dryers, electric load service centers, insulation/envelope improvements, air sealing, ventilation, and electric wiring.
- 14. What types of upgrades are eligible for HEAR in existing structures?** Eligible measures are the same as for new construction, but the upgrade **MUST** replace a non-electric appliance or be a first-time heat pump for primary heating and cooling.
- 15. What types of upgrades are eligible for HER in existing structures?** Eligible measures include electric heat pump water heaters, electric heat pumps for space heating and cooling, electric stoves/cooktops/ranges/ovens, electric heat pump clothes dryers, electric load service centers, insulation/envelope improvements, air sealing, ventilation, electric wiring, cooling equipment (window attachments, window replacement). Please note, large multifamily buildings with six or more units are limited to centralized upgrades that serve the whole building. The Multifamily Program Team can work with you to identify measures for central upgrades.

Compliance Requirements

- 16. Are there any compliance requirements for multifamily buildings receiving rebates?** Yes, for at least two years after receiving rebates, owners of Low-Income Multifamily Buildings with renter-occupied units must ensure tenants are not evicted to obtain higher-rent tenants due to the improvements, and rent will not be increased because of the energy improvements (excluding recovery of increased property taxes or operating/maintenance expenses).

These conditions must be included in purchase agreements if the property is sold within two years, and noncompliance may require a rebate refund. A lease addendum informing tenants of these rights is also required. These requirements do not apply to Non-Income Qualifying Multifamily Buildings.