



Georgia Environmental Finance Agency (GEFA)

Georgia's Home Energy Rebates

Eligibility Information for Multifamily Properties



Georgia’s Home Energy Rebates

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Glossary of Terms

Area Median Income (AMI). Income limits calculated by household size and the median income of the area in which an individual or family resides, as reported annually by the Department of Housing and Urban Development (HUD).

Categorical Eligibility. The determination that a household meets income requirements by verifying household participating in another state or federal program that (1) includes income qualification thresholds at least as stringent as the relevant Home Energy Rebates threshold and (2) updates participant lists through income verification at least every two years.

Eligible Multifamily Applicant. An individual or entity that owns a multifamily building, is a multifamily developer, is a multifamily building manager, or is a multifamily contractor working with the owner of a multifamily building.

Existing Structure. A dwelling unit (or multifamily building containing two or more dwelling units) that is already constructed and has previously or currently has occupants. A substantial renovation or gut rehabilitation project is permissible for an Existing Structure.

Moderate-Income Household. A household with an annual income between 80% and 150% AMI.

Moderate-Income Multifamily Building. A building with at least 50% of households with incomes less than 150% AMI (<150%).

Low-Income Household. A household with an annual income below 80% AMI.

Low-Income Multifamily Building. A building with at least 50% of households with incomes less than 80% AMI (<80%).

Manual Eligibility Verification. Refers to a manual process of verifying a household's income level (i.e., by providing IRS Form 1040).

Multifamily Building. A single building containing at least two dwelling units used for residential purposes. For mixed-use buildings, the residential portion of a building may be treated as a multifamily building. *Commercial uses that are not eligible include but are not limited to hotels/motels, dormitories, assisted living facilities that include hospital amenities, and correctional facilities.*

New Construction. A dwelling unit (or multifamily building containing two or more dwelling units) that is a new structure in the process of being constructed that is not yet occupied and does not have appliances installed as of November 13th, 2024. Construction on a New Construction project may have begun at the time of application but may NOT have been completed.

Non-Income Qualifying Multifamily Building. Non-Income Qualifying Buildings are those buildings that do NOT meet the definition of a Low-Income Multifamily Building. In a Non-Income Qualifying Multifamily Building less than 50% of occupants are households below 80% AMI.



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Introduction: Rebates for Multifamily Properties

Below is information on **Georgia's Home Energy Rebates**¹ as it relates to Multifamily, both the **Home Electrification and Appliance Rebates (HEAR)** and the **Home Efficiency Rebates (HER)**. For the purposes of these Rebates, a multifamily building is defined as "a single building containing at least two dwelling units used for residential purposes." Eligible new construction projects may participate in the HEAR Program, whereas eligible existing structure projects may participate in HEAR and/or HER. Please read the entirety of this Eligibility Packet to learn about the specific requirements for participation.

Home Electrification and Appliance Rebates (HEAR) – Rebates are intended to cover electrical appliance upgrades. There are specific income requirements associated with the program. **Only households earning 150% AMI or less are eligible for HEAR rebates.** Higher rebate levels are available for units serving households earning 80% AMI or below. Additional key information includes:

- DIY or Contractor Installation Permissible
- New Construction projects are eligible for HEAR

All HEAR projects must be considered a **Qualified Electrification Project (QEP)**:

- (a) Includes the purchase and installation of one of the following:
 - i. (1) an electric heat pump water heater; (2) an electric heat pump for space heating and cooling; (3) an electric stove, cooktop, range or oven; (4) an electric heat pump clothes dryer; (5) an electric load service center; (6) insulation; (7) air sealing and materials to improve ventilation; or (8) electric wiring; AND
- (b) With respect to any appliance described in clause (a), the purchase of which is carried out:
 - i. As part of new construction;
 - ii. To replace a non-electric appliance; or
 - iii. When the purchase is the first-time purchase of a heat pump for space conditioning in an existing home and is installed to provide the primary heating and cooling for the household; AND
- (c) Is carried out at, or relating to, a single-family home or multifamily building.

Home Efficiency Rebates (HER) – Rebates are intended to cover whole-home energy efficient retrofits and upgrades. While HER is open to all households regardless of income, higher rebates are available for households earning below 80% AMI. To be eligible for HER rebates, projects must achieve at least 20% energy savings. Additional key information includes:

- Contractor-guided program
- New Construction is NOT eligible

¹ The Program Website can be found [here](#). The State of Georgia is required by the Department of Energy (DOE) to allocate at least 10% of rebate funds to Low-Income Multifamily Buildings.



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Multifamily Eligible Measures

Breakdown of Eligible Measures: Please find below a list of eligible measures for HEAR and HER programs, broken out by New Construction projects versus Existing Structure projects.

Please note that interested parties will also be provided with a **Multifamily Estimated Rebate Calculator** that is an interactive tool and can be used to estimate potential rebate amounts for a project. For any HEAR project that takes place as part of an upgrade to an existing structure, the eligible measure **MUST** replace a non-electric appliance. There are specific requirements if you seek to receive a rebate for the purchase of an Electric Heat Pump for Space Heating and Cooling, please see below for more information.

FOR NEW CONSTRUCTION PROJECTS²:

Home Electrification and Appliance Rebates (HEAR)	Upgrade Type	Eligible Measures	
	Appliance	Electric Heat Pump Water Heater	
		Electric Heat Pump for Space Heating and Cooling	
		Electric Stove, Cooktop, Range, or Oven	
		Electric Heat Pump Clothes Dryer	
	Building Materials	Electric Load Service Center (Electrical Panel Upgrade)	
		Insulation/Envelope Improvements	Wall Insulation
			Attic Insulation
			Duct Insulation
			Floor Insulation Above Unconditioned Space
			Floor Insulation Above Conditioned Space
			Foundation Insulation
			Air Sealing
			Duct Sealing
		Ventilation	
		Electric Wiring	

² Home Efficiency Rebates (HER) are NOT permitted for New Construction Projects



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FOR EXISTING STRUCTURE PROJECTS: *Eligible measures MUST replace a non-electric appliance OR when the purchase is a first-time purchase of a heat pump for space conditioning in an existing home, it must be installed to provide the primary heating and cooling for the household.*

Home Electrification and Appliance Rebates (HEAR)

Large and small multifamily buildings are eligible for HEAR under the Multifamily Program and may select the following eligible measures:

HEAR	Upgrade Type	Eligible Measures	
	Appliance	Electric Heat Pump Water Heater	
		Electric Heat Pump for Space Heating and Cooling ³	
		Electric Stove, Cooktop, Range, or Oven	
		Electric Heat Pump Clothes Dryer	
	Building Materials	Electric Load Service Center (Electrical Panel Upgrade)	
		Insulation/Envelope Improvements	Wall Insulation
			Ceiling Insulation
			Duct Insulation
			Floor Insulation Above Unconditioned Space
			Floor Insulation Above Conditioned Space
			Foundation Insulation
			Air Sealing
			Duct Sealing

³ For a home with existing air conditioning and an existing furnace, boiler, or electric baseboard heating to be eligible for a rebate for a heat pump, the heat pump must replace most of the usage for both the air conditioner and the electric furnace, boiler, or electric baseboard heating to provide the primary heating and cooling source for the home. A home, or dwelling unit, may continue to use its pre-existing heating and cooling systems as back-up and/or to provide secondary heating or cooling services to the home.



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		Ventilation
		Electric Wiring

Home Efficiency Rebates (HER)

Large multifamily buildings are eligible for HER under the Multifamily Program and are limited to centralized upgrades with the following eligible measures:

Home Efficiency Rebates (HER)	Upgrade Type	Eligible Measures	
	Appliance	Electric Heat Pump Water Heater	
		Heating and Cooling Equipment including Heat Pump, Air Handler Unit, Variable Refrigerant Flow system, High Efficiency Gas Boiler or Furnace	
		LED Lighting	
		Electric Stove, Cooktop, Range, or Oven	
		Electric Heat Pump Clothes Dryer	
	Building Materials	Electric Load Service Center (Electrical Panel Upgrade)	
		Insulation/Envelope Improvements	Wall Insulation
			Attic/Ceiling Insulation
			Duct Insulation
			Floor Insulation Above Unconditioned Space
			Floor Insulation Above Conditioned Space
			Foundation Insulation
			Air Sealing
			Duct Sealing
		Ventilation	
		Electric Wiring	
		Window Attachment	
		Window Replacement	



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Multifamily Rebate Levels, Limitations, and Incentives

Please note that if a multifamily building meets the definition of a Low-Income Multifamily Building, they may be eligible for enhanced Rebates for every unit in the building, not just those with low-income occupants.

Rebate Levels for the **Home Electrification and Appliance Rebates (HEAR)**:

HEAR Rebate Levels	Upgrade Type	Qualified Product	Rebate Amount Not to Exceed
	Appliance	Heat Pump Water Heater	\$1,750
		Heat Pump for Space Heating and Cooling	\$8,000
		Heat Pump Clothes Dryer	\$840
		Electric Stove, Cooktop, Range, or Oven	
	Building Materials	Electric Load Service Center	\$4,000
		Insulation, Air Sealing, and Ventilation	\$1,600
		Electric Wiring	\$2,500
	Maximum Rebate		\$14,000

HEAR	Rebate Limitations	
	At least 50% of residents with incomes less than 80% AMI	100% of qualified project cost
	At least 50% of residents with incomes below 150% AMI	50% of qualified project cost

Rebate Levels for the **Home Efficiency Rebates (HER)**:

HER Rebate Levels	Energy Savings	Income Level	Rebate Amount and Cap
	20 – 34%	At least 50% of residents with incomes less than 80% AMI	Lesser of \$10,000 per dwelling unit or 98% of project cost
		At least 50% of residents with incomes 80% AMI and greater	Lesser of \$2,000 or 50% of project cost up to \$200,000 per building
	35% or greater	At least 50% of residents with incomes less than 80% AMI	Lesser of \$16,000 per dwelling unit or 98% of project cost
		At least 50% of residents with incomes 80% AMI and greater	Lesser of \$4,000 or 50% of project cost up to \$400,000 per building



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Income Eligibility

Program participation and rebate levels offered by Georgia's Home Energy Rebates are determined by household income. While the **HEAR** program is an income-restricted program and is only available to households earning less than 150% Area Median Income (AMI), the **HER** program is available to both low-income households (those earning less than 80% AMI) and those earning above 80% AMI. As it relates to income eligibility and the relevant program requirements, there are two groupings of multifamily buildings:

Type of Multifamily Building:	Income Verification Documentation Required:
Low-Income and Moderate-Income Multifamily Buildings	YES
Non-Income Qualifying Multifamily Buildings	NO

Low-Income and Moderate-Income Multifamily Buildings

Low-Income Multifamily Buildings are defined as buildings with at least 50% of households with incomes less than 80% AMI. Moderate-Income Multifamily Buildings are defined as buildings with at least 50% of households with incomes less than 150% AMI.

As shown on Page 7 (*Multifamily Rebate Levels, Limitations, and Incentives*), Georgia's Home Energy Rebates offers enhanced rebates for low-income households. To verify income eligibility, the Department of Energy (DOE) allows for either (i) *Categorical Eligibility* at both the household and the building level, or (ii) *Manual Income Verification* at the household level. See below for more information.

Categorical Eligibility. Categorical Eligibility refers to the determination that a household meets income requirements by verifying household participation in another State or Federal program.⁴ At the household-level, participants may demonstrate their enrollment in one of the following eligible programs:

Recognized Programs: Household-Level Eligibility			
1	Low Income Home Energy Assistance Program (LIHEAP)	8	Housing Improvement Program (HIP)
2	Medicaid	9	Housing Opportunities for Persons with AIDS
3	Supplemental Nutrition Assistance Program (SNAP)	10	Supplemental Security Income (SSI)

⁴ The State of Georgia has specific programs that are permissible for Categorical Eligibility. These programs all include income qualification thresholds that are at least as stringent as the relevant Home Energy Rebates threshold (below 80% AMI).



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4	Head Start	11	Weatherization Assistance Program (WAP)*
5	Lifeline Support for Affordable Communications (Lifeline)	12	WIC*
6	Food Distribution Program on Indian Reservations (FDPIR)	13	Other (approved by DOE through application process)
7	National School Lunch Program – Free (NSLP)	*WIC and WAP have additional requirements for automatic eligibility.	

Demonstration of enrollment in one of these programs means that the household is automatically eligible to receive higher rebates. To demonstrate enrollment, a household must provide a Benefit Letter indicating their approval and enrollment in one of the relevant programs.

Perhaps more relevant to multifamily buildings is **Categorical Eligibility at the property or building level**. The following programs and occupant income thresholds allow for eligible buildings to be considered “Whole Building Categorically Eligible.”

Recognized Programs: Whole Building Eligibility		
1	Public Housing (housing owned and operated by Public Housing Authorities (PHAs))	Single- and multi-family 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) ⁵	If at least 50% of housing units are income-restricted, the whole building is eligible

Specific Note on Properties Receiving Low Income Housing Tax Credits (LIHTC). Low Income Housing Tax Credit (LIHTC) properties are eligible for Whole Building Categorical Eligibility. Properties must still be in active compliance with the Department of Community Affairs (DCA). Additionally, properties may be in the first 15 years of active compliance OR in the extended use compliance period of 30 years. To demonstrate compliance with programmatic income requirements, Developers may provide a Form 8609 or a Land-Use Restrictive Agreement (LURA). Alternatively, Developers may permit DCA to provide Georgia's Home Energy Rebates with information on their LIHTC application.

⁵ The Department of Energy has released a [Case Study](#) on using HER funds to preserve affordable housing. Developers are encouraged to review this case study.



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Manual Income Verification. Manual Income Verification refers to the manual process of verifying a household's income level through submitted income documentation, which is limited to tax documentation (E.g. 1040s, W-2s, 1099s, etc.) dated within the last calendar year and for all household members over the age of 18.

Non-Income Qualifying Multifamily Buildings

Non-Income Qualifying Buildings are those buildings that do NOT meet the definition of a Low-Income Multifamily Building⁶. In a Non-Income Qualifying Multifamily Building, less than 50% of occupants are households below 80% AMI. These buildings are not eligible for the enhanced rebates under the HER program, nor for any of the rebates offered under the HEAR program. Non-Income Qualifying Multifamily Buildings do not need to provide any income documentation.

Non-Income Qualifying Multifamily Buildings may access the HER program's lower rebate amounts. Please see Page 7 for Rebate Levels for the Home Efficiency Rebates (HER).

⁶ Please note, a Low-Income or Moderate-Income Multifamily Building may elect to be designated a Non-Income Qualifying Multifamily Building if they do not wish to provide income documentation for the building and are willing to receive the lower rebate amounts.



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Program-Specific Requirements

General Compliance Requirements

For Low-Income Multifamily Buildings, with low-income dwelling units occupied by renters, building owners **MUST** ensure that for at least **two** years following the receipt of the rebates:

- Tenants will not be evicted for the purpose of obtaining higher rent tenants for the completed improvements;
- Excepting recovery of increased property taxes and/or increased operating/maintenance expenses, rent will not be increased for any tenant of the building as a result of the energy improvements;
- The above conditions will be included in a purchase agreement if the property is sold within two years after the rebate incentives are received;
- In the event of owner noncompliance, the owner must refund the rebate.
- A lease addendum is included for tenants informing them of these rights and the owner's obligations.

These compliance requirements do not apply to Non-Income Qualifying Multifamily Buildings.

Contractor and Installation Requirements

Georgia's Home Efficiency Rebates (**HER**) is a contractor-led program with a closed contractor network. Any project or installation must be completed by a program-approved contractor. If you are a contractor or routinely work with a contractor, please note that applicants must be working with a program-approved contractor prior to completing the HER program application. You or your contractor may sign up to become a program-approved contractor on our [Program Website](#).

Georgia's Home Electrification and Appliance Rebates (**HEAR**) permits both contractor-led installations, as well as DIY installations. Please note, for insulation, air sealing and HVAC projects, installation must be completed by a program-approved contractor.

Additionally, for both programs, valid installation must be documented by contractors by capturing geo-tagged photos.

Home Efficiency Rebates (HER) Specific Requirements

Georgia's Home Efficiency Rebates (**HER**) follows a modeled energy savings approach. While Small Multifamily projects⁷ submitted under the HER program are required to have calibrated home energy models consistent with the BPI-2400 standard to estimate energy savings, **the BPI-2400 standard does NOT apply to large multifamily buildings⁸.**

Aligned with the typical process for energy modeling for a multifamily project, the HER program requires (1) performance of an energy audit in the field, (2) assessing the potential for energy efficiency measures (EEMs), and (3) performing energy models using approved modeling software or

⁷ Multifamily buildings that are 2-5 units.

⁸ Multifamily buildings that are 6 units or greater.



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other analytic tools to estimate the energy savings that could be achieved by implementing the EEMs. To complete the HER modeling process, building energy performance must be assessed, modeled, and reported (see *Figure 1 below*). Existing home assessments are permitted for use if they have been completed within the last two years.

Assessment	Energy Modeling	Reporting Data
<ul style="list-style-type: none">• Energy Auditors conduct ASHRAE Level II or equivalent energy audit using Audit Template or a standardized spreadsheet.• Energy Auditor identifies EEMs based on the energy audit.	<ul style="list-style-type: none">• For Multifamily Buildings that are 2-5 units, energy consultants should use SnuggPro.• For Multifamily Buildings that are 6 units or more, energy consultants should use the Quick Building Assessment Tool (QBAT).	<ul style="list-style-type: none">• Energy consultants, energy modelers, building owners, or eligible entity representatives/contractors report assessment energy modeling data.• Energy modeling data must be reported in BuildingSync or spreadsheet format via Audit Template or spreadsheet reporting, respectively.

Figure 1. Assessment, Modeling, and Reporting Details

Energy Modeling for Small Multifamily Buildings

For the purposes of energy modeling under the HER program, small multifamily buildings are defined as buildings with two to five units. Small multifamily buildings are required to use Snugg Pro to complete the energy model. Building characteristics, energy savings measures, and the energy savings data must be submitted in [Audit Template](#), or a standardized spreadsheet, and converted into BuildingSync output data.

Energy Modeling for Large Multifamily Buildings

For the purposes of energy modeling under the HER program, large multifamily buildings are defined as buildings with six units or more. Large multifamily buildings are required to use the [Quick Building Assessment Tool \(QBAT\)](#) to complete the energy model. QBAT is part of the U.S. Department of Energy's (DOE) [Asset Score](#) and identifies and estimates savings and health benefits for energy performance improvements. Building characteristics, energy savings measures, and the energy savings data must be submitted in [Audit Template](#), or a standardized spreadsheet, and converted into BuildingSync output data.

While use of the QBAT tool is preferred, if a large multifamily building representative (i.e., developer, building owner, contractor) would prefer to perform energy modeling using ASHRAE standard 140-2007 tested software, that is also permissible.

A distinct guide with more information on the QBAT tool will be provided to participants upon request.



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Higher rebate levels are available for units serving households earning 80% AMI or below. All projects completed for HER must be central upgrades. There are also specific HER measure requirements to be aware of before starting an application.

Measure or Appliance Type:	ENERGY STAR® Requirements:	Other Installation Requirements:
Electric Heat Pump Clothes Dryer	The installed model must be ENERGY STAR® certified and legal for distribution in the United States at the time of purchase.	<p>Purchase and installation of an electric heat pump clothes dryer is eligible for rebate only:</p> <ul style="list-style-type: none">• In new construction;• As a replacement for a non-electric clothes dryer; or• When the purchase is a first-time purchase of a heat pump clothes dryer for the dwelling unit, including upgrading an electric clothes dryer to a heat pump dryer. <p>Clothes dryers are eligible for rebates if upgrading an electric clothes dryer to a heat pump clothes dryer. Also, 2-in-1 Heat Pump Clothes Dryers are allowed.</p>
Electric Stove, Cooktop, Range, or Oven	The installed model must be ENERGY STAR® certified and legal for distribution in the United States at the time of purchase. Dual fuel models are not eligible.	<p>Purchase and installation of an electric stove, cooktop, range, or oven is eligible for rebate only:</p> <ul style="list-style-type: none">• In new construction;• As a replacement for a gas or dual-fuel gas-electric stove, cooktop, range, or oven; or• When it is a first-time purchase of an all-electric stove, cooktop, range, or oven <p>Replacing an electric kitchen appliance with an induction appliance is not allowed. Replacing an existing electric kitchen appliance with a new electric appliance is not allowed.</p>
Heating and Cooling Equipment including Air Handler Unit, Variable Refrigerant Flow system, High Efficiency Gas Boiler or Furnace	The installed model must be ENERGY STAR® or AHRI certified and legal for distribution in the United States at the time of purchase.	<p>These measures are exclusively available to large multifamily buildings pursuing HER central upgrades.</p> <p>Replacing electric heating and cooling equipment with electric versions is not allowed.</p>



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LED Lighting	The installed model must be Design Lights Consortium (DLC) Certified and legal for distribution in the United States at the time of purchase.	This measure is exclusively available to large multifamily buildings pursuing HER central upgrades.
Electric Heat Pump Water Heaters	Any installed model must be ENERGY STAR® or AHRI certified.	<p>Eligible electric heat pump water heaters include:</p> <ul style="list-style-type: none">• Integrated heat pump water heaters that operate on 120V or 240V• Split system heat pump water heaters• Central heat pump water heating systems⁹ <p>Purchase and installation of an electric heat pump water heater is eligible for rebate only:</p> <ul style="list-style-type: none">• In new construction;• As a replacement for a non-electric water heater; or• When the purchase is a first-time purchase of a heat pump water heater (e.g., when upgrading an electric resistance storage water heater) <p>Electric tank water heaters are eligible for rebates if upgrading to a heat pump water heater.</p>
Electric Heat Pump for Space Heating and Cooling¹⁰	Any installed model must be ENERGY STAR® certified. ¹¹ <i>Required documents for this measure include a Manual J and Fuel-Switching Calculator.</i>	<p>Eligible electric heat pumps for space heating and cooling include:</p> <ul style="list-style-type: none">• Ducted and non-ducted air-source heat pumps• Mini-Splits• Ground source heat pumps• Variable refrigerant flow heat pumps

⁹ Central heat pump water heating systems are restricted to multifamily dwelling units, whose owner is applying for a rebate for multiple dwelling units. This upgrade includes all ancillary equipment such as fans, blowers, pumps, storage tanks, piping, and controls, as applicable.

¹⁰ Please note, costs eligible for rebate include all materials for installation, including smart thermostats and other grid-enabling technologies, pads for outdoor units, necessary ductwork, or other DOE approved materials.

¹¹ Room heat pumps currently do not have a heating test procedure, metric, or ENERGY STAR criterion in heating mode allowing manufacturers to certify. Therefore, models on the ENERGY STAR Qualified Products List (QPL) for Room Air Conditioners are not eligible for rebates.



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		<p>Purchase and installation of an electric heat pump for space heating and cooling is eligible for rebates only:</p> <ul style="list-style-type: none">• In new construction;• As a replacement for a non-electric heating unit (e.g., gas, propane, or oil direct heating equipment; gas, propane, or oil forced-air furnace; gas, propane, or oil hot water or steam boiler); or• When the purchase is a first-time purchase of a heat pump for space conditioning and is installed to provide the primary heating and cooling for the household:<ul style="list-style-type: none">▪ Homes with existing air conditioning and an existing electric furnace, boiler, or electric baseboard heating can be eligible for a heat pump upgrade. The new heat pump must be the primary source of heating and cooling for the home.▪ A home may continue to use its pre-existing heating and cooling systems as backup and/or to provide secondary heating or cooling services to the home.▪ A heat pump used to supplement an existing electric appliance for space conditioning is not eligible for a rebate.
Insulation	For certain insulation projects, ENERGY STAR® certification is not required, if certification is not available for a specific product. However, when an ENERGY STAR® certified product is available for that product type (e.g., blanket insulation), the	<p>Eligible insulation products include:</p> <ul style="list-style-type: none">• Certified blanket (batts and rolls) insulation• Loose-fill insulation• Blown-in insulation• Rigid board (foam or fiber) insulation• Spray foam• Foamed-in-place forms of insulation. <p>Duct sealing and insulation is also eligible for rebates. Insulation with low embodied carbon is encouraged.</p>



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	ENERGY STAR® certified product must be used.	
Ventilation	Products must be installed in the configuration certified by ENERGY STAR®.	<p>Ventilation materials are eligible for rebates only in homes that also receive air sealing services or achieve low air leakage rates of less than 3 ACH50 per International Energy Conservation Code IECC.</p> <p>Eligible ventilation materials include:</p> <ul style="list-style-type: none"> • ENERGY STAR® certified range hoods • ENERGY STAR® certified in-line (single and multi-port) fans • ENERGY STAR® bathroom/utility room fans <p>If a range hood is installed in a way that causes exhaust air to recirculate throughout the dwelling unit, it will not be eligible for a rebate.</p>
Air Sealing	No ENERGY STAR® requirements for air sealing upgrades (caulking, weatherization, etc.)	N/A
Electric Load Service Center & Electric Wiring	No ENERGY STAR® requirements for electric load service center and electric wiring upgrades.	These upgrades must be included with another eligible HEAR measure or upgrade or HER project to qualify for rebates.

Home Electrification and Appliance Rebates (HEAR) Specific Requirements

Unlike the HER program, Georgia's Home Electrification and Appliance Rebates ([HEAR](#)) does not require energy modeling. However, there are specific income requirements associated with the program. **Only households earning 150% AMI or less are eligible for HEAR rebates.** Higher rebate levels are available for units serving households earning 80% AMI or below. There are also specific HEAR measure requirements to be aware of before starting an application.

Measure or Appliance Type:	ENERGY STAR® Requirements:	Other Installation Requirements:
Electric Heat Pump Clothes Dryer	The installed model must be ENERGY STAR® certified and legal for distribution in	<p>Purchase and installation of an electric heat pump clothes dryer is eligible for rebate only:</p> <ul style="list-style-type: none"> • In new construction; • As a replacement for a non-electric clothes dryer; or



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	the United States at the time of purchase.	<ul style="list-style-type: none"> When the purchase is a first-time purchase of a heat pump clothes dryer for the dwelling unit, including upgrading an electric clothes dryer to a heat pump dryer. <p>Clothes dryers are eligible for rebates if upgrading an electric clothes dryer to a heat pump clothes dryer. Also, 2-in-1 Heat Pump Clothes Dryers are allowed.</p>
Electric Stove, Cooktop, Range, or Oven	The installed model must be ENERGY STAR® certified and legal for distribution in the United States at the time of purchase. Dual fuel models are not eligible.	<p>Purchase and installation of an electric stove, cooktop, range, or oven is eligible for rebate only:</p> <ul style="list-style-type: none"> In new construction; As a replacement for a gas or dual-fuel gas-electric stove, cooktop, range, or oven; or When it is a first-time purchase of an all-electric stove, cooktop, range, or oven <p>Replacing an electric kitchen appliance with an induction appliance is not allowed. Replacing an existing electric kitchen appliance with a new electric appliance is not allowed.</p>
Electric Heat Pump Water Heaters	Any installed model must be ENERGY STAR® or AHRI certified.	<p>Eligible electric heat pump water heaters include:</p> <ul style="list-style-type: none"> Integrated heat pump water heaters that operate on 120V or 240V Split system heat pump water heaters Central heat pump water heating systems¹² <p>Purchase and installation of an electric heat pump water heater is eligible for rebate only:</p> <ul style="list-style-type: none"> In new construction; As a replacement for a non-electric water heater; or When the purchase is a first-time purchase of a heat pump water heater (e.g., when upgrading an electric resistance storage water heater)

¹² Central heat pump water heating systems are restricted to multifamily dwelling units, whose owner is applying for a rebate for multiple dwelling units. This upgrade includes all ancillary equipment such as fans, blowers, pumps, storage tanks, piping, and controls, as applicable.



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		Electric tank water heaters are eligible for rebates if upgrading to a heat pump water heater.
Electric Heat Pump for Space Heating and Cooling ¹³	Any installed model must be ENERGY STAR® certified. ¹⁴ <i>Required documents for this measure include a Manual J and Fuel-Switching Calculator.</i>	<p>Eligible electric heat pumps for space heating and cooling include:</p> <ul style="list-style-type: none">• Ducted and non-ducted air-source heat pumps• Mini-Splits• Ground source heat pumps• Variable refrigerant flow heat pumps <p>Purchase and installation of an electric heat pump for space heating and cooling is eligible for rebates only:</p> <ul style="list-style-type: none">• In new construction;• As a replacement for a non-electric heating unit (e.g., gas, propane, or oil direct heating equipment; gas, propane, or oil forced-air furnace; gas, propane, or oil hot water or steam boiler); or• When the purchase is a first-time purchase of a heat pump for space conditioning and is installed to provide the primary heating and cooling for the household:<ul style="list-style-type: none">▪ Homes with existing air conditioning and an existing electric furnace, boiler, or electric baseboard heating can be eligible for a heat pump upgrade. The new heat pump must be the primary source of heating and cooling for the home.▪ A home may continue to use its pre-existing heating and cooling systems as backup and/or to provide secondary heating or cooling services to the home.

¹³ Please note, costs eligible for rebate include all materials for installation, including smart thermostats and other grid-enabling technologies, pads for outdoor units, necessary ductwork, or other DOE approved materials.

¹⁴ Room heat pumps currently do not have a heating test procedure, metric, or ENERGY STAR criterion in heating mode allowing manufacturers to certify. Therefore, models on the ENERGY STAR Qualified Products List (QPL) for Room Air Conditioners are not eligible for rebates.



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		<ul style="list-style-type: none">▪ A heat pump used to supplement an existing electric appliance for space conditioning is not eligible for a rebate.
Insulation	For certain insulation projects, ENERGY STAR® certification is not required, if certification is not available for a specific product. However, when an ENERGY STAR® certified product is available for that product type (e.g., blanket insulation), the ENERGY STAR® certified product must be used.	<p>Eligible insulation products include:</p> <ul style="list-style-type: none">• Certified blanket (batts and rolls) insulation• Loose-fill insulation• Blown-in insulation• Rigid board (foam or fiber) insulation• Spray foam• Foamed-in-place forms of insulation. <p>Duct sealing and insulation is also eligible for rebates. Insulation with low embodied carbon is encouraged.</p>
Ventilation	Products must be installed in the configuration certified by ENERGY STAR®.	<p>Ventilation materials are eligible for rebates only in homes that also receive air sealing services or achieve low air leakage rates of less than 3 ACH50 per International Energy Conservation Code IECC.</p> <p>Eligible ventilation materials include:</p> <ul style="list-style-type: none">• ENERGY STAR® certified range hoods• ENERGY STAR® certified in-line (single and multi-port) fans• ENERGY STAR® bathroom/utility room fans <p>If a range hood is installed in a way that causes exhaust air to recirculate throughout the dwelling unit, it will not be eligible for a rebate.</p>
Air Sealing	No ENERGY STAR® requirements for air sealing upgrades (caulking, weatherization, etc.)	N/A
Electric Load Service Center & Electric Wiring	No ENERGY STAR® requirements for electric load service center and electric wiring upgrades.	These upgrades must be included with another eligible HEAR measure or upgrade or HER project to qualify for rebates.



Georgia's Home Energy Rebates

How To Apply

Georgia's Home Energy Rebates Multifamily Program will be launching a limited pilot program on May 30th, 2025. This pilot is ONLY open to: (1) Select Categorically Eligible Low-Income Multifamily Buildings and (2) Select Non-Income Qualifying Multifamily Buildings. All other Low- or Moderate-Income Multifamily Buildings, as well as non-selected Non-Income Qualifying Multifamily Buildings, will be able to apply to the Multifamily Program in early Fall 2025.¹⁵

While the Program cannot accept all applications from Multifamily stakeholders at this time, interested parties are welcome to complete the Multifamily Interest Form.

For any multifamily building representatives interested in applying to the program, they must complete the following steps:

	Application Process Step	Details on Application Step
Step 1	INTEREST FORM	<ul style="list-style-type: none">• The Interest Form is an online form for multifamily building stakeholders to fill out information regarding their project and share their interest in participating in the program.• The Form is the only method to get started with the program, and asks about contact information, intended rebate type, project plan, and building characteristics.• Please Note: multifamily buildings without a program-enrolled contractor will be directed to enroll their contractor or find an approved contractor on the website prior to continuing in the process.
Step 2	PRE-SCREEN	<ul style="list-style-type: none">• Eligible multifamily buildings will undergo a phone call screening to assess eligibility for participation and discuss next steps.• The Program Team will schedule a phone interview within one week of Interest Form review.• multifamily building representatives will be made aware of the terms and conditions of the program.• Additionally, building representatives will be required to complete a spreadsheet with their project plan and income verification documentation for the units they plan to upgrade.

¹⁵ Only certain buildings will be invited to participate in the limited pilot program; the purpose of the pilot is to test operational efficiencies and allow the Program to scale appropriately.



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Step 3	PRE-INSPECTION	<ul style="list-style-type: none">• Large multifamily buildings will be required to complete a pre-inspection performed by a program-approved inspector.• Pre-Inspections will include an in-person or virtual review of the building to confirm that the proposed project is appropriate.• Pre-inspections will be completed within two weeks of the Pre-Screen.
Step 4	APPLICATION + PROJECT COMPLETION	<ul style="list-style-type: none">• Projects that pass the pre-approval process will be invited to complete an application. The Program Team will walk the applicants through the application before commencing.• Building representatives will be invited to complete an application within one week of passing the Pre-Inspection or Pre-Screen.• Building Reps will be provided application resources before beginning the application.• The Neighborly application is where multifamily building representatives will complete both the description and request for the planned project and the description and proof of project completion.
Step 5	PROJECT CLOSE OUT	<ul style="list-style-type: none">• Completed projects will receive an email Notice of Completion at the end of the project. This will be confirmed when all measures in their projects have been installed and inspected.• This marks the end of the project.