



Mass Save Residential New Construction Incentives

September 1, 2024

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Residential New Construction & Passive House Incentives



5+ unit multifamily buildings

Enroll during schematic design

PHIUS or PHI certification -
Teams shall include a certified
Passive House professional

Pre-Construction Incentives

Incentive		Max. Value
Feasibility Study	Invoiced Feasibility costs up to	\$5,000
Energy Modeling	75% of energy modeling costs	\$500/unit, max.\$20,000
Pre-Certification	\$750/unit	N/A

- Projects must pre-certify (a.k.a. Design Certification through PHIUS or PHI) to qualify for full Passive House incentives
- Projects that do not pre-certify may participate in the Base or ENERGY STAR tiers.

Post-Construction Incentives



Incentive		Max. Value
Final Certification	\$3,000/unit	N/A

- Plus applicable Adders
- Projects that do not achieve final PH certification will receive the next applicable tier incentive for which they qualify.

Multi-Family (5+ units)

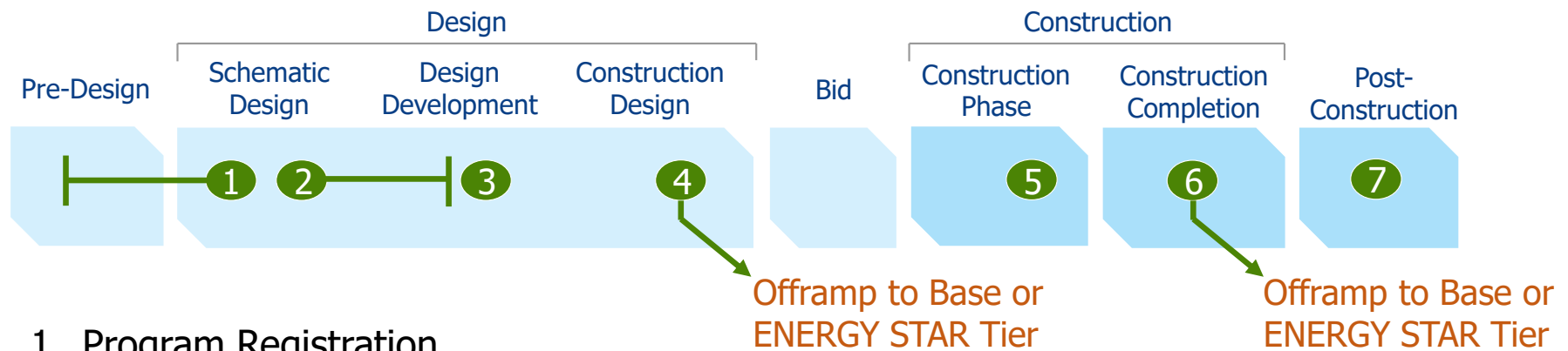
Tier	Base	ENERGY STAR	Passive House
Overview	All-electric heating, cooking, and clothes drying. Fossil fuel DHW is allowable	ENERGY STAR Multi-Family New Construction (MFNC) v1.2	Passive House
Performance Specifications	Low-rise: $\geq 15\%$ savings above baseline or HERS: ≤ 45 High-rise: Exceed baseline	ENERGY STAR MFNC v1.2	Passive House certification (Phius or PHI)
Incentives	Low-rise: \$1,500/Unit High-rise: \$1,000/Unit	Low-rise: \$2,500/Unit High-rise: \$1,750/Unit	Both: \$3,750/Unit (\$750 Pre-Cert, \$3,000 Final Cert)

Multi-Family (5+ units)



<p>Passive House Adders</p>	<p>\$5,000 Feasibility Study Incentive Up to 75% Energy Modeling Costs (\$500/Unit or \$20,000/Project max)</p>
<p>Market Transformation Adders</p>	<p> Wi-Fi Connected Thermostat: \$100/Unit Induction Cooktop: \$250/Unit In-Unit Heat Pump Water Heater: \$250/Unit Centralized or Split-System Heat Pump Water Heater: \$750/Unit ENERGY STAR Certified Ground Source Heat Pump: \$1,000/Unit ENERGY STAR NextGen Certification (ENERGY STAR tier only): \$250/Unit DOE Zero Energy Ready Homes Certification (ENERGY STAR tier only): \$250/Unit High-rise Whole Building Infiltration Testing (Base and ENERGY STAR tier only): ASTM E779 test results 0.4 to 0.26 CFM/sf @75pa: \$300/Unit ASTM E779 test results ≤0.25 CFM/sf @75pa: \$400/Unit </p>

PH Incentive Timeline



1. Program Registration
2. PH Feasibility and Energy Charrette
3. PH Energy modeling
4. PHIUS / PHI Pre-Certification
5. Verification of ECMs
6. PHIUS / PHI Certification
7. Closeout — incentive payment

Passive House Training

No-cost webinars
(online!)

No-cost Workshops
(online!)

50% PHIUS/PHI
Accreditation Cost Share

