

## Multi-family Residential Green Building Incentive list

### Solar

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#### **Solar Panel Property Tax Abatement**

Allows NYC building owners to deduct solar electric generating systems from property tax.

**Amount:** Systems placed between August 8, 2008 and December 31, 2010 are eligible for an abatement of 8.75% annually for four years (total of 35%). Systems placed between January 1, 2011 and December 31, 2012 are eligible for an abatement of 5.0% annually for four years (total of 20%).

**Maximum** \$62,500 annually or the amount of real property taxes owed in a year

**Eligibility:** Solar electric systems.

**Expiration Date:** December 31, 2012.

**Additional Information:** NYC

Department of Finance: (212) 504-4080

[http://www.nyc.gov/html/dof/html/pdf/08pdf/solar\\_panel\\_legislation.pdf](http://www.nyc.gov/html/dof/html/pdf/08pdf/solar_panel_legislation.pdf)

#### **Property Tax Abatement for PV Equipment Expenditures**

This abatement allows building owners to deduct a portion of the expenditures from their property taxes.

**Amount:** Installed from August 5, 2008 to December 31, 2010: 8.75% of system expenditures per year for 4 years (total of 35%)

Installed from January 1, 2011 to December 31, 2012: 5% of system expenditures per year for 4 years (total of 20%)

**Maximum:** \$62,500 annually or the amount of property tax per year.

**Expiration Date:** December 31, 2012

### Solar

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#### **Residential Solar Sales Tax Exemption**

##### **Sales Tax Incentive**

Exempts the sale and installation of residential solar-energy systems from the state's sales and compensating use taxes.

**Amount:** 100% is exempt

**Expiration Date:** None



## Green Roofs

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### Green Roof Property Tax Abatement

Incentive provides one-year tax abatement on a building's property tax liability for the construction cost of a green roof.

**Amount:** \$4.50 per square foot

**Maximum:** \$100,000 or total tax liability of the building, whichever is less.

**Eligibility:** Must cover at least 50% of roof.

**Expiration Date:** March 15, 2013.

**Additional Information:**

[http://home2.nyc.gov/html/dof/html/pdf/08pdf/green\\_roof\\_legislation.pdf](http://home2.nyc.gov/html/dof/html/pdf/08pdf/green_roof_legislation.pdf)

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## Various Technologies

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### National Grid Energy Efficiency Rebates

National Grid's rebate programs are for the installation of high-efficiency furnaces/boilers, natural gas hot water systems, and solar-thermal systems.

**Eligibility:** National Grid gas customers

**Amount:** Varies depending on what is installed

**Additional Information:** National Grid Energy Efficiency: (800) 292-2032

<http://www.thinksmarthinkgreen.com>

### ENERGY STAR Assisted Home Performance

Households with an income equal to or lower than 80% of state or area median income, whichever is greater, can receive additional financial incentives. That's an income of nearly \$60,000 a year for a family of 4 in most counties and higher in several downstate counties.

**Maximum:** Up to 50% of cost.

**Eligibility:** Must fall within single family, 2-4 family building owners, or renters.

**Additional Information:**

<http://www.getenergysmart.org/SingleFamilyHomes/ExistingBuilding/HomeOwner/LowIncomeEligible.aspx>

## Natural Gas

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### High Efficiency Natural Gas Heating

National Grid is providing rebates for new and existing customers for converting to gas heating systems.

**Amount:** \$200 to \$1000 offered for boilers, furnaces etc.

**Eligibility:** Only supplied to limited areas of Brooklyn, Queens, and Staten Island.

**Additional Information:**

<https://www.powerofaction.com/efficiency/>

### Con Ed- Natural Gas for Single-Family dwellings

Con Edison customers, residing in one to four family homes, who convert to a natural gas-fired heating system and have a participating contractor install eligible high-efficiency gas-fired heating equipment, may receive a rebate.

**Amount:** Conversion rebate of \$2,000 and an equipment rebate of \$1,000.

**Eligibility:** Must be one of the first 300 customers to meet requirements.

**Expiration Date:** Apply by July 15, 2010; Installed by September 30, 2010

**Additional Information:**

[http://www.coned.com/sales/naturalgas/single\\_res.asp](http://www.coned.com/sales/naturalgas/single_res.asp)

## Natural Gas

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### Con Ed- Natural Gas for Multi-Family dwellings

Con Edison customers, residing in five to fifty family homes, who convert to a natural gas-fired heating system and have a participating contractor install eligible high-efficiency gas-fired heating equipment, may receive a rebate.

**Amount:** \$1000 to \$3000 rebate

**Eligibility:** Must be one of the first 25 customers to meet requirements.

**Expiration Date:** Apply by July 15, 2010; Installed by September 30, 2010

**Additional Information:**

[http://www.coned.com/sales/naturalgas/multi\\_res.asp](http://www.coned.com/sales/naturalgas/multi_res.asp)



## Various Technologies

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### Energy Conservation Improvements

Energy-conservation improvements on one to four family dwellings are exempt from property taxation. Includes general municipal property taxes, school district taxes, and special ad valorem taxes, but does not apply to special assessments.

**Amount:** 100% of added assessed value to residence

**Maximum** None

**Eligibility:** one to four family dwellings

**Expiration Date:** None

**Additional Information:** Office of Real Property Services: (518) 486-5446

<http://www.orps.state.ny.us/assessor/manuals/vol4/part1/section4.01/sec487-a.htm>

### EmPower New York

Focuses on electricity reduction measures for lighting and refrigerator replacements, insulation, health and safety, and other measures.

**Amount:** 100% of cost. Rental situations that benefit the tenant may be without landlord consent. Additional measures generally require a 25% landlord contribution.

**Eligibility:** Customers that live in a building with 100 units or less, and either participate in a utility payment assistance program or have a household income below 60% of state median

**Additional Information** (800) 263-0960  
<http://www.getenergysmart.org/LowIncome/EmPower.aspx>

## Various Technologies

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### Energy Smart Loan Fund Program

NYSERDA, is providing lenders a reduction on their energy improvement/technology loan interest rates for up to 10 years.

**Amount:** An interest rate reduction of 4%

**Maximum** The maximum loan amount that may be subsidized for existing multifamily buildings (5 or more units) is \$5,000 to \$2,500,000 per residential unit. An additional maximum of \$2,500,000 to \$5,000,000 is given for projects that include meters and/or off-peak electricity rate structures.

**Additional Information:** NYSERDA: (518) 862-1090 Ext.3348

<http://www.nyserdera.org/loanfund/>

### NYSERDA- ENERGY STAR

#### Financing

Low-interest financing is offered for single or duplex homes, through the Home Performance with ENERGY STAR for either a 3, 5, 7, or 10 year term. This is an unsecured loan, not a second mortgage or equity loan. Payment is made directly to the contractor.

**Amount:** \$2,500 to \$20,000

**Maximum:** \$15,000 or \$25,000, depending on your credit score.

**Additional Information:**

<http://www.getenergysmart.org/SingleFamilyHomes/ExistingBuilding/HomeOwner/Financing.aspx>

## Solar

### Solar Energy System Equipment Personal Income Tax Credit

Offers personal income tax credit for eligible solar energy systems that use solar radiation to produce energy for heating, cooling, hot water, or electricity for residential use.

**Amount:** 25% of cost

**Maximum** \$5,000

**Eligibility:** Maximum 10kW capacity system. 50kW capacity if owned by condos or housing associations. Must be installed at primary residence.

**Additional Information:** NYS Department of Taxation - Taxpayer Assistance Bureau: (800) 225-5829  
[http://www.tax.state.ny.us/pdf/2008/fill\\_in/inc/it255\\_2008\\_fill\\_in.pdf](http://www.tax.state.ny.us/pdf/2008/fill_in/inc/it255_2008_fill_in.pdf)

### Residential Solar Energy Systems

Exempts the sale and installation of residential solar-energy systems from New York State's sales and compensating use taxes.

**Amount:** 100% of state's assessed sales and compensating use taxes.

**Maximum Incentive:** None

**Eligibility:** Solar pool heating or other recreational applications are not eligible.

**Expiration Date:** None

**Additional Information:** NYS Department of Taxation and Finance (800) 225-5829

[http://www.tax.state.ny.us/pdf/memos/sales/m05\\_11s.pdf](http://www.tax.state.ny.us/pdf/memos/sales/m05_11s.pdf)

## Wind

### On-Site Small Wind Incentive Program

NYSERDA provides incentives for eligible small wind systems. Not paid directly to the owner.

**Amount:** Varies by the make and model of the wind turbine.

**Maximum:** \$150,000 per site

**Eligibility:** 29 wind system models made by 12 different manufacturers are eligible.

**Additional Information:** NYSERDA: (866) 697-3732

<http://www.powernaturally.com/Programs/Wind/incentives.asp?i=8>





## Biodiesel

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### Clean Heating Fuel Personal Income Tax Credit

Offers personal income tax credit for the purchase of bioheat that is used for space heating or hot water production for residential purposes.

**Amount:** \$0.01/gallon for each percent of biodiesel blended with conventional home heating oil.

**Maximum** \$0.20/gallon

**Eligibility:** Biodiesel must be used for residential space heating or hot water production.

**Expiration Date:** 12/31/2011

**Additional Information:** Taxpayer Assistance Bureau: (800) 225-5829

[http://www.tax.state.ny.us/pdf/2008/inc/it241i\\_2008.pdf](http://www.tax.state.ny.us/pdf/2008/inc/it241i_2008.pdf)

### Fuel Cell Electric Generating Equipment Personal Income Tax Credit

Offers personal income tax credit for the purchase and installation of eligible fuel cell electric generating equipment.

**Amount:** 20% of cost

**Maximum** \$1,500

**Eligibility:** Maximum rated base load capacity of 25kW and must utilize PEM technology.

**Expiration Date:** None

**Additional Information:** NYS Department of Taxation - Taxpayer

Assistance Bureau: (800) 225-5829

[http://www.tax.state.ny.us/pdf/2008/inc/it259i\\_2008.pdf](http://www.tax.state.ny.us/pdf/2008/inc/it259i_2008.pdf)

## Various Technologies

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### Solar, Wind, or Biomass Energy Systems Property Tax Exemptions

Property that contains qualified solar, wind, or farm waste energy systems is exempt from taxation by New York State for 15 years to the extent of any increase in assessed value due to the system.

**Amount:** 100% of added assessed value to residence

**Maximum:** None

**Eligibility:** Constructed before July 1, 1988 or between January 1, 1991 and January 1, 2011.

**Expiration Date:** December 31, 2010.

**Additional Information:** Office of Real Property Services: (518) 486-5446

<http://www.orps.state.ny.us/assessor/manuals/vol4/part1/section4.01/sec487.htm>

### NYSERDA- Demand Response Incentive

Offers incentives, which enables facilities to participate in Demand Response Programs. Common measures include: load shedding controls and automation equipment, installation of new generators, or modifications to existing generators or switchgear.

**Amount:** Capped at 75% of project cost.



## Various Technologies

### NYSERDA- Electric Efficiency Initiative

Offers performance-based electric incentives to customers or ESCOs who are working on energy efficiency projects that deliver verifiable annual electric energy savings.

**Amount:** Capped at \$2,000,000 per facility and cannot exceed 50% of project cost.

**Eligibility:** Projects must qualify for an incentive of at least \$10,000 with some exceptions.

### NYSERDA- Pre-Qualified Incentives

Provides incentives (\$/unit) for pre-qualified energy-efficiency and conservation measures.

**Amount:** Up to \$30,000. National Fuel Gas incentives are limited to \$25,000.

**Eligibility:** Pre-Qualified incentives are available for: Lighting, HVAC, Motors, Frequency Drives, Natural Gas Equipment, Common Appliances, and Interval Meters.

More information: NYSERDA Project Manager Eric Mazzone, [efm@nyserda.org](mailto:efm@nyserda.org)

## Various Technologies

### Municipal Sustainable Energy Programs- PACE Financing

PACE allows property owners who install energy improvements to borrow money and pay it back through your property tax bills over a twenty-year period. Payments are not made directly to property owners. The loan is attached to the dwelling and not to the individual.

**Maximum:** Loans cannot exceed 10% of appraised property value or cost of improvements.

**Expiration Date:** None

**Additional Information:**

<http://pacefinancing.org/>



## Various Technologies

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### **Residential Energy Efficiency Personal Federal Income Tax Credit**

Applies to the cost of energy efficiency improvements to the building envelope or heating, cooling and water-heating equipment.

**Amount:** 30% of total costs.

**Maximum:** \$1,500 for all improvements put in service in 2009 and 2010 combined.

**Eligibility:** Must be installed in primary residence.

**Expiration Date:** December 31, 2010

**Additional Information:**

<http://www.irs.gov>

### **Residential Energy Conservation Subsidy Personal Income Tax Exclusion**

Excludes subsidies from public utilities for the purchase or installation of any energy conservation measures from counting as gross income for tax purposes.

**Amount:** 100% of subsidy

**Maximum:** None

**Eligibility:** Qualified energy efficiency improvements paid for with subsidies from a public utility.

**Expiration Date:** None

**Additional Information:**

<http://www.irs.gov/publications/p525/index.html>

## Various Technologies

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### **Residential Renewable Personal Federal Income Tax Credit**

The credit applies to renewable energy purchases and installations in residential properties.

**Amount:** 30% of total costs.

**Maximum:** None with the exception of fuel cells with a maximum of \$500 per half kilowatt.

**Eligibility:** Any energy efficiency equipment purchased between January 1, 2009 and December 31st, 2016.

Offered to one-four unit dwellings.

**Expiration Date:** December 31, 2016.

**Additional Information:**

<http://www.irs.gov>

### **Investment Tax Credit**

Credits are available for eligible systems placed in service on or before December 31, 2016.

**Amount:** 30% of expenditures for solar, fuel cells and small wind; 10% of expenditures for geothermal, micro-turbines and CHP.

**More Information:** US Internal Revenue Service, 1-800-829-1040



## Energy Efficient Mortgages

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**Energy efficient mortgages (EEM) helps new or existing homeowners finance a variety of energy efficient and renewable energy technologies. The federal Energy Star program has a partnership program for lenders, with the possibility of become Energy Star lender partners.**

### **FHA Energy Efficient Mortgages**

The FHA allows lenders to add up to 100% of energy efficiency improvements to an existing mortgage loan by insuring up to 5% of a home's appraised value with certain restrictions. FHA mortgage limits vary by county, state and the number of units in a dwelling.

<http://www.fha.com/>

## Energy Efficient Mortgages

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### **Department of Veterans Affairs (VA) Energy Efficient Mortgages**

Insures VA loans for the purchase of existing homes or for refinancing loans. Homebuyers may borrow up to \$3,000 after improvement costs or contractor bids are submitted, or up to \$6,000 if the projected energy savings are greater than the increase in mortgage payments. Loans may exceed this amount at the discretion of the VA.

### **Conventional EEMs**

Conventional mortgages are not backed by a federal agency. Private lenders sell loans to Fannie Mae and Freddie Mac, allowing homebuyers to borrow up to 15% of an existing home's appraised value for improvements documented by a Home Energy Rating (HER).

#### **Additional Information:**

<http://www.resnet.us/ratings/mortgages/default.htm>