

2025 Multifamily retrofit rebate menu



Last updated 10/25

| Measure | Standard rebate | | Moderate income rebate | | Requirements |
|--|--|----------------------|--|----------------------|--|
| | Electric | Gas | Electric | Gas | |
| Direct install (Free when at least 60% of entire site participates) | | | | | |
| TLED common area lighting | FREE | N/A | FREE | N/A | Must be replacing T8 or T12 fluorescent bulbs. |
| Door sweep for entry door | FREE | FREE | FREE | FREE | Installed by field crew on unit entry doors; Limit of one per residential unit, unless pre-approved. |
| Select line-voltage thermostats | FREE | N/A | FREE | N/A | Must have electric zonal heat (baseboard, wall fans, or radiant); Site may choose thermostat model; Bathrooms not applicable. |
| Thermostats | | | | | |
| Line-voltage thermostat | \$50 per thermostat | N/A | \$50 per thermostat | N/A | All bi-metallic non-digital thermostats (except bathrooms) must be replaced to qualify; Also available for common areas. For a list of qualifying products, visit PSE.com/Thermostats . |
| Connected line-voltage thermostat (contractor installed) see also direct install | \$150 per thermostat | N/A | \$150 per thermostat | N/A | All bi-metallic non-digital thermostats (except bathrooms) must be replaced to qualify, except bathroom thermostats; Must be capable of connecting to the internet for remote access/control. |
| ENERGY STAR® certified smart thermostat | \$75 per thermostat | \$75 per thermostat | \$175 per thermostat | \$175 per thermostat | One rebate per dwelling; Smart thermostat must be ENERGY STAR certified for centralized heating system (forced air, heat pump, or boiler) and connects to the internet; For a list of qualifying products, visit PSE.com/Thermostats . |
| Lighting | | | | | |
| Common area lighting custom grant | \$.50 per kWh saved, up to 70% of project cost | N/A | \$.75 per kWh saved, up to 90% of project cost | N/A | Final rebate amount is based on existing lighting and proposed upgrade as determined by completing the MFR lighting workbook application. |
| In-unit TLED upgrade | \$30 per lamp | N/A | \$30 per lamp | N/A | Must be upgrading from T8 or T12 flourescent bulbs with external driver; Maximum of 4 lamp fixture; New bulbs must be UL or ETL listed; CRI > 80; Warranty > 5 years; power factor > .9. |
| In-unit occupancy sensor with TLED upgrade | \$25 per sensor | N/A | \$25 per sensor | N/A | One sensor per fixture |
| In-unit fixture replacement | \$90 per fixture | N/A | \$90 per fixture | N/A | Replace existing T8 or T12 lighting with new LED fixture of 30 watts or less; Fixture must be UL or ETL listed; CRI > 80, Warranty > 5 years, and power factor > .9. |
| Ventilation | | | | | |
| Ventilation fan with timer | \$50 per unit | N/A | \$50 per unit | N/A | New fan must have a brushless DC motor and be ENERGY STAR certified; Limit of one (1) new ventilation fan rebate per dwelling unit; Installation must meet ASHRAE 62.2 standard. |
| Ventilation fan with timer with single unit air sealing | \$250 per unit | N/A | \$250 per unit | N/A | |
| Ventilation fan with timer and whole building air sealing | Up to \$550 per unit | Up to \$550 per unit | Up to \$550 per unit | Up to \$550 per unit | |
| Insulation | | | | | |
| Attic insulation w/air sealing R0 to R49 | \$3 per sq. ft. | \$3 per sq. ft. | \$3 per sq. ft. | \$3 per sq. ft. | R-value of existing insulation is determined during the free eligibility assessment. Dense pack wall insulation required for buildings older than 1990 - see below. * Subject to qualification. Contact PSE program staff for more information. |
| Attic insulation w/air sealing R11 to R49 | \$2.50 per sq. ft. | \$2.50 per sq. ft. | \$2.50 per sq. ft. | \$2.50 per sq. ft. | |
| Attic insulation w/air sealing R19 to R49 | \$2 per sq. ft. | \$2 per sq. ft. | \$2 per sq. ft. | \$2 per sq. ft. | |
| Attic insulation w/air sealing R30 to R49* | \$1.90 per sq. ft. | \$1.90 per sq. ft. | \$1.90 per sq. ft. | \$1.90 per sq. ft. | |
| Attic insulation w/air sealing R38 to R49* | \$1.75 per sq. ft. | \$1.75 per sq. ft. | \$1.75 per sq. ft. | \$1.75 per sq. ft. | |
| Floor insulation w/air sealing R0 to R30 | \$4 per sq. ft. | \$4 per sq. ft. | \$4 per sq. ft. | \$4 per sq. ft. | |
| Floor insulation w/air sealing R11 to R30 | \$3.25 per sq. ft. | \$3.25 per sq. ft. | \$3.25 per sq. ft. | \$3.25 per sq. ft. | |
| Wall insulation – batt R0 to R11 | \$2 per sq. ft. | \$2 per sq. ft. | \$2 per sq. ft. | \$2 per sq. ft. | |
| Wall insulation – dense pack R0 to fill | \$4 per sq. ft. | \$4 per sq. ft. | \$4 per sq. ft. | \$4 per sq. ft. | Existing wall insulation must be older than 1990 or less than <R8. Valid with complete air sealing of attics and crawl (if present). Covers up to 100% of costs. |

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|---|---|------------------------------------|------------------------|---------------------|---|
| | Electric | Gas | Electric | Gas | |
| Entry door weather stripping with air sealing project | \$75 per unit | \$75 per unit | \$75 per unit | \$75 per unit | Available for poorly sealed front entry doors as part of a larger air sealing project. Not available for slider patio doors. |
| Windows | | | | | |
| Low E storm window | \$10 per sq. ft | \$10 per sq. ft | \$10 per sq. ft | \$10 per sq. ft | Storm window must be certified with emissivity $\leq .22$ and solar transmittance $\geq .55$ |
| Single pane (any frame) to double pane vinyl U .30 | \$20 per sq. ft | \$20 per sq. ft | \$25 per sq. ft | \$25 per sq. ft | New windows must be rated by the National Fenestration Rating Council (NFRC); Insulation upgrades may be required. |
| Single pane (any frame) to triple pane U.22 | \$30 per sq. ft | \$30 per sq. ft | \$35 per sq. ft | \$35 per sq. ft | |
| Double pane (metal frame) to double pane vinyl U.30 | \$10 per sq. ft | \$10 per sq. ft | \$15 per sq. ft | \$15 per sq. ft | |
| Double pane (metal frame) to triple pane vinyl U.22 | \$15 per sq. ft | \$15 per sq. ft | \$20 per sq. ft | \$20 per sq. ft | |
| Double pane (vinyl frame) to triple U.22 | \$3 per sq. ft | \$3 per sq. ft | \$6 per sq. ft | \$6 per sq. ft | |
| Space heating | | | | | |
| Packaged terminal heat pump | \$2,400 per unit | N/A | \$2,400 per unit | N/A | Must be a PSE electric customer without existing package terminal heat pump. Unit must be AHRI certified and installed according to federal, state and local codes. Limit one heat pump incentive per dwelling, installed in the main living area. |
| Ductless heat pump | \$1,500 | \$1,500 | \$2,400 | \$2,400 | Must be a PSE electric or natural gas customer installing a new ductless heat pump as primary heat source. Unit must be AHRI certified at HSPF ≥ 9.0 or HSPF2 ≥ 8.1 . Ductless heat pump must be installed according to federal, state and local codes. Limit one heat pump incentive per dwelling, installed in the main living area. |
| Hybrid heat pump | \$1,500 | N/A | \$2,400 | N/A | Must be a PSE electric AND PSE gas customer currently heating with gas forced air furnace. New heat pump becomes primary heat source and gas furnace kept as backup heat. Air Source heat pump must be AHRI certified and installed according to federal, state and local codes. Limit one heat pump incentive per dwelling. |
| Heat pump conversion | \$1,500 | \$1,500 | \$2,400 | 2,400 | Must be PSE electric or natural gas customer. Air Source heat pump must be AHRI certified and installed according to federal, state and local codes. Limit one heat pump incentive per dwelling. |
| Water heating | | | | | |
| Qualifying heat pump water heater | \$750 per unit | N/A | Up to \$850 per unit | N/A | When NOT already provided point-of-sale at participating retailers. Qualified products list: neea.org/resources/residential-hpwh-qualified-products-list . |
| Hot water recirculation controller | N/A | \$1,600 per control | N/A | \$1,600 per control | New controller for central domestic hot water must be able to lower water temp during low-use periods and have by-pass capability. |
| Appliances | | | | | |
| ENERGY STAR certified front-load clothes washer | \$75 | N/A | \$125 | N/A | For a list of qualified products, visit PSE.com/Appliances . |
| ENERGY STAR certified clothes dryer | \$50 | N/A | \$100 | N/A | For a list of qualified products, visit PSE.com/Appliances . |
| ENERGY STAR certified Heat Pump Dryer | \$75 | N/A | \$200 | N/A | For a list of qualified products, visit PSE.com/Appliances . |
| Custom projects | | | | | |
| Examples of custom projects include pool heaters, thermal pool covers, space and water heating systems, central HVAC systems, and external rigid insulation | \$8 per therm saved; Up to 70% of costs | \$.45 per kWh; Up to 70% of costs | N/A | N/A | Total rebate is based on energy saved, as calculated by PSE. |
| Electrification of space and/or water heating to electric heat pump systems. | Full cost covered | Full cost covered | Full cost covered | Full cost covered | Must be a PSE natural gas customer using natural gas for space and/or water heating. Site must be serving or located within, a Named Community, or the 50% of the building's and/or site's customer's household income does not exceed eighty percent (80%) of the area median income (AMI). Previously existing gas equipment must be removed or decommissioned. |

* PSE energy efficiency rebates are a tariffed service available to PSE customers and subject to change or termination without prior notice. Before work begins, participants must apply and receive approval from PSE. Completed projects are verified by PSE prior to issuing final rebate.



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