



DOE Zero Energy Ready Home Program

Summary of Incentives from Utilities, State Qualified Allocation Plans, and Other Sources

Last Updated: February 15, 2023

If your program has an incentive for ZERH certification that is not listed below, please contact zerh@doe.gov so that it may be added to this document.

State/ Jurisdiction	Program	Incentives	Reference Documents & Websites
Federal	45L Tax Credit	From 2023 to 2032, Section 45L of the Internal Revenue Code provides a \$5000 tax credit for any home with a ZERH certification. There is also a \$5000 tax credit available for each unit in a multifamily building that has the ZERH certification and meets specified prevailing wage requirements.	ZERH and 45L webpage Section 45L of the IRC
Arizona	State QAP	Projects may earn 5 points out of 10 in the Energy Efficiency Category with the DOE ZERH certification.	2022-2023 Arizona LIHTC QAP
Colorado	State QAP	Projects may “self-certify” through Colorado Housing and Finance Authority (CHFA) using Enterprise Green Communities (EGC) 2015 Criteria if the Applicant agrees to meet a higher level of energy efficiency by achieving certification through the DOE ZERH, Passive House Institute US (PHIUS), or Passive House Institute (PHI) program. EGC 2015 self-certification is required in combination with DOE ZERH, PHIUS, or PHI certification.	2022 Colorado Housing and Finance Authority LIHTC QAP
	Boulder County Residential Green Building Code	Requires that new homes over 5,000 square feet must select 2 of 3 energy provisions: HERS < 50; certified to DOE ZERH; and/or achieve PHIUS/LBC/LEED Platinum.	Boulder County BuildSmart Code
	Summit County Building Code	As of July 2020, residential new construction is required to comply with DOE ZERH. The code is in effect in Breckenridge, Dillon, Frisco, and Summit County, CO.	Summit Sustainable Building Code
Connecticut	Energize CT Residential Application	\$750 rebate for single family homes with DOE ZERH certification.	Energize CT 2023 Residential Application
		\$500/unit rebate for single family attached or multifamily units with DOE ZERH certification.	

	State QAP	DOE ZERH certification is a prerequisite to earn any points in the Energy Conservation Category.	2022-2023 Connecticut Housing Finance Authority LIHTC QAP
Delaware	State QAP	DOE ZERH certification earns 2 out of 8 possible points in the Energy Conservation Measures category.	2021-2022 Delaware State Housing Authority LIHTC QAP
District of Columbia (DC)	QAP	Projects over 50,000 square feet must be certified at the Enterprise Green Communities (EGC) Plus level. EGC Plus requires (in most cases) DOE ZERH certification or meeting the program requirements for Multifamily buildings above 5 stories. In addition, all projects must either include solar panels, qualify as a Solar Ready Building as defined by the US Department of Energy, or provide an explanation as to why the project is not pursuing Solar Ready status at this time.	2021 District of Columbia Department of Housing and Community Development LIHTC QAP
Green Financing	Fannie Mae	The DOE ZERH program is a recognized Green Building Certification Program for Fannie Mae's preferential pricing for Mortgage Loans secured by a multifamily property.	Fannie Mae
Illinois	State QAP	The Illinois Housing Development Authority offers three additional points for Enterprise Green Communities Plus certification. EGC Plus requires (in most cases) DOE ZERH certification or meeting the program requirements for Multifamily buildings above 5 stories.	2022-2023 Illinois Housing Development Authority LIHTC QAP
Maryland	State QAP	The Maryland Department of Housing and Community Development offers 6 points in the Energy Efficiency category for multifamily projects that certify at the time of application to achieve DOE ZERH. For projects that are more than 5 stories, an energy consultant must provide a letter and energy modeling reports to the owner for submission to DHCD attesting that, with the exception of exceeding 5 stories, the project has fulfilled all requirements of DOE ZERH.	2022 Maryland DHCD Multifamily Rental Financing Program Guide
	BG&E Smart Energy Saver Program	Offers builders \$1000 to achieve DOE Zero Energy Ready Home. This rebate is in addition to rebates of \$400-\$1250 that builders earn for achieving ENERGY STAR V3.1	BG&E Smart Energy Saver Program
Michigan	State QAP	Michigan State Housing Development Authority offers three additional points for Enterprise Green Communities Plus certification. EGC Plus requires (in most cases) DOE ZERH certification or meeting the program requirements for Multifamily buildings above 5 stories.	2022 MSHDA QAP Green Policy

Minnesota	Minneapolis 4d Affordable Housing Incentive Program	Market rate new construction projects with at least 20% affordable units can receive up to a \$100,000 incentive if pursuing ENERGY STAR, DOE ZERH, or Passive House Institute US (PHIUS) certification.	4d Affordable Housing Incentive Program
	Minnesota Power	Building Certification Bonus utility rebate for certification to ENERGY STAR, Indoor airPLUS, DOE ZERH or PHIUS.	Minnesota Power New Construction Energy Efficiency Program
New Jersey	NJ Clean Energy Program	Builders and raters can earn incentives for DOE ZERH-certified homes. The program also has a Zero Energy Ready Home 100% Renewables offering, whereby 100% of the building's modeled electric site energy usage must be met by renewable energy systems installed onsite at the time of the home's completion.	NJ Clean Energy Program – Residential New Construction
		DOE ZERH-certified Single Family: \$4,000/home + \$30/MMBtu <i>Renewable Ready Bonus: \$1,200</i> <i>Rater Incentive: \$1,200/home</i>	NJ Clean Energy Program Incentive Table
		DOE ZERH-certified Townhouse: \$2,500/home + \$30/MMBtu <i>Renewable Ready Bonus: \$1,500</i> <i>Rater Incentive: \$1,200/home</i>	
		DOE ZERH-certified Multifamily: \$1,500/home + \$30/MMBtu <i>Renewable Ready Bonus: \$750</i>	
	State QAP	DOE ZERH-certified projects can earn 4 points under the Green Point Options of the New Jersey QAP.	2022 New Jersey Housing and Mortgage Finance Agency QAP Green Requirements
New York	Federal Home Loan Bank	Green Building Innovation projects will receive 5 points maximum for those who can demonstrate their projects meet the DOE ZERH program requirements and install renewables and/or procure source renewable energy that will result in the building(s) producing enough renewable energy to meet their own annual energy consumption requirements	2023 Federal Home Loan Bank of NY Implementation Plan
Oregon	Oregon Executive Order No. 17-20	Oregon Executive Order for 2023 references DOE ZERH V1 as the efficiency level for the state's future energy code.	Office of the Governor State of Oregon Executive Order No. 17-20
	Eugene Water and Electric Board	For multifamily new construction, rebates of \$450 per dwelling unit, if built to qualifying energy-efficient new construction programs, including DOE ZERH.	EWEB Multifamily Housing Resources

Pennsylvania	State QAP	DOE ZERH certification earns 8 points out of the 10 available in the Green Certification category.	2022 Pennsylvania Housing Finance Agency QAP
Rhode Island	Rhode Island Residential New Construction (RNC) Program	Incentives for %-better-than average home, plus airtightness, plus an all-electric DOE ZERH-certified home accrue to over \$6,000 for SF and several \$1000 per MF unit.	Rhode Island Residential New Construction Program and Zero Energy Homes
	Rhode Island Residential Stretch Code (published 2018)	Compliance with the DOE ZERH program requirements, including Rhode Island Amendments, is required for compliance with this voluntary code.	Rhode Island Stretch Codes
	State QAP	3 points out of 16 available in the Efficiency category may be awarded to projects that achieve RNC Tier III AND meet the State's most current Net Zero or Passive House standards. RNC Tier III can be achieved with DOE ZERH certification.	State of Rhode Island 2022 Qualified Allocation Plan
Texas	Oncor Program	Two tier system with the highest tier participation based on DOE ZERH certification. DOE ZERH homes get a \$750 base incentive with increasing amounts for other upgrades.	Oncor New Construction Overview
	CenterPoint Energy	CenterPoint offers several efficiency incentives, including a \$250 bonus incentive for DOE ZERH certification which can be stacked with other available efficiency incentives.	High Efficiency Homes Program
Utah	Dominion Energy ThermWise Builder Rebates	Pay-for-performance incentive structure, with bonus incentives for ENERGY STAR Homes and for DOE ZERH certification.	ThermWise Builder Rebates
Virginia	State QAP	Applicants with a principal that is also a principal in a tax credit development in the Commonwealth that earns DOE ZERH certification or Passive House certification will be awarded 10 points on future applications.	2022 Virginia Housing Development Authority LIHTC QAP
	Housing Innovations in Energy Efficiency (HIEE) Program	DOE ZERH certification is the minimum energy efficiency performance requirement for new construction affordable housing projects seeking HIEE funding. Eligible projects may be awarded up to \$2,000,000 of HIEE funding.	2023 ASNH Program Guidelines
Multiple States	Deltec Homes	For a ZERH certification on a Deltec Home, Deltec will pay a rebate of \$750 to the homeowner and \$750 to the builder.	Green Certification Rebate Program