



mass save
Savings through energy efficiency

Incentives for energy-efficient home upgrades.

Residential new construction

Renovations and additions for single-family homes

The Sponsors of Mass Save® promote the construction of high-performing, energy-efficient renovations and/or additions of existing homes within Sponsor territories. Incentives are available for renovations and/or additions that incorporate energy efficiency upgrades, and projects that opt to go all-electric may qualify for robust enhanced incentives.

Is your project eligible?

Residential renovations and additions to single-family homes may be eligible if:

- They are located within Sponsor electric service territories.
- Renovations are extensive and consist of 50% or more of the original home undergoing renovation.
- Additions should be a minimum of 500 square feet of total added floor area.

- A Sponsors of Mass Save-approved certified Home Energy Rating System (HERS) rater conducts a preliminary site visit at your home prior to the start of construction or demolition and registers the project with the program.

What determines your incentives?

There are three pathways to qualify for incentives. The Base tier allows homes with existing fossil fuels to participate and calculates incentives based on a pay-for-savings approach. The Level 1 and 2 tiers require that the home be fully electric post-renovation and provide fixed incentives on a per-unit basis. Additional incentives for specific equipment types and home certifications are available to promote market transformation in single-family home renovations throughout Massachusetts.

Single-family (1-4 units)			
Tier	Base	Level 1	Level 2
Overview	All major renovations and additions may be eligible. Homes with existing fossil fuels may participate but no incentives will be tied to fossil fuel equipment. Additions must be all-electric.	All-electric heating, water heating, cooking, and clothes drying in the renovated home and any additions.	All-electric heating, water heating, cooking, and clothes drying in the renovated home and any additions.
Performance Specifications	≥5% savings above baseline	≥30% savings above baseline or HERS ≤55 Air infiltration: ≤5 ACH50 Ventilation: HRV/ERV optional EV-charging ready: optional	≥ 50% savings above baseline or HERS ≤45 Air infiltration: ≤3 ACH50 Ventilation: HRV/ERV required EV-charging ready required
Incentives	Pay-for-Savings (PFS): (\$0.50kWh) + (\$50/MMBtu) + (% savings x \$4,000)	Single-family: \$20,000 2-unit: \$30,000 3-unit: \$40,000 4-unit: \$50,000	Single-family: \$30,000 2-unit: \$40,000 3-unit: \$50,000 4-unit: \$60,000
Market Transformation adders*	Air-Source Heat Pump (partial): \$1,250/ton (Base tier only) Air-Source or Air-to-Water Heat Pump (whole home): \$10,000/unit (Base tier only) ENERGY STAR® Certified Ground-Source Heat Pump (partial): \$2,000/ton (Base tier only) ENERGY STAR Certified Ground-Source Heat Pump (whole home): \$15,000/unit (Base tier only) Wi-Fi Connected Thermostat: \$100/unit Induction Cooktop: \$500/unit Heat Pump Clothes Dryer: \$200/unit DOE Zero Energy Ready Homes Certification: \$250/unit ENERGY STAR NextGen Certification: \$250/unit		

Full Terms & Conditions available on the website

*The Market Transformation adders are designed to encourage participants to incorporate emerging equipment technology into their residential projects to drive higher building performance while offering enhanced occupant experience. Participants receiving Market Transformation adders or Level 1 or 2 incentives are not eligible to also receive equipment rebates through the Mass Save Heating & Cooling program or any other retail rebate paths. Adders are also available for advanced certifications from the Department of Energy and ENERGY STAR.



How do you participate?

1. Get started. Contact a Sponsor-approved HERS rater or fill out an Interest Form. You can do both at MassSave.com/RenovateAdd. If you have questions, please call us at 1-866-527-SAVE (7283) or email RenovateAddMA@icf.com.
2. Schedule a preliminary site visit. This visit will be completed by the HERS rater you choose to work with and should take place prior to the start of construction or demolition of your home. Contact a Sponsor-approved certified HERS rater to schedule this site visit.
3. Have a site visit. Your HERS rater will review your plans, conduct diagnostic testing as needed, and may recommend additional energy efficiency upgrades. Afterward you will receive a report summarizing the estimated savings and incentives your project will receive.
4. Schedule insulation inspection. This visit takes place at the midpoint of construction, after you have installed new insulation but before wallboard has gone up. This is an important step, contact your HERS rater to schedule your insulation inspection.
5. Schedule a final inspection. As you near completion, set up a final site visit with your HERS rater. They will conduct a final walkthrough of the home, perform diagnostic testing and finalize all the details of the energy model.
6. Receive your incentive. After the final inspection is processed, you'll receive an incentive completion

notification and a post-participation survey via email. Within 10-12 weeks of your final inspection, you will receive an incentive check in the mail.

Working with a HERS rater

You will work with an approved HERS company to enroll your home and make energy-efficient choices that maximize your incentives. All homes must be verified by a Sponsor-approved HERS rating company.

- A HERS rater can provide a HERS rating, an index score that is based on the home's energy modeled performance. The score measures how the energy performance of the home compares to similar homes nationally.
- Working with a HERS rater can provide many benefits, including a greater understanding of ways to improve comfort and reduce energy usage in your home's design, more accurate calculation of operating costs, and diagnostic testing to evaluate the building's performance.
- Nearly 300 towns in Massachusetts have adopted the Stretch Code, which may require a HERS rating for your renovation and/or addition. Please verify with your local Building Department to confirm if a HERS rating is already required in your town.
- All Sponsor-approved HERS raters are RESNET-certified.



About Mass Save

Together, we make good happen for Massachusetts.

Your local electric and natural gas utilities and energy efficiency service providers are taking strides in energy efficiency: Berkshire Gas, Cape Light Compact, Eversource, Liberty, National Grid, and Unitil.

As one, we form Mass Save®, with the common goal of helping residents and businesses across Massachusetts save money and energy, leading our state to a clean and energy-efficient future.

Achievements since 2019

- 4,754 homes completed
- 14,029,545 kwh of electricity saved
- \$24,836,712 of incentives paid directly to participants
- 3,010 participants received incentives

Have a question? We're here to help:

1-866-527-SAVE (7283)

RenovateAddMA@icf.com

MassSave.com/RenovateAdd

WE ARE MASS SAVE®:

