



Build upon our energy efficiency incentives.

Residential new construction

Multi-family buildings with 5 units or more

The Sponsors of Mass Save® promote the construction of high-performing all-electric residential multi-family buildings within Sponsor service territories. Incentives are available for new construction buildings and major renovations that meet program eligibility requirements, including qualifying for ENERGY STAR® and Passive House certification.

Is your project eligible?

Residential multi-family and mixed-use new construction that utilize all-electric equipment for space conditioning, cooking, and clothes drying are eligible if located within a Sponsor’s service territory. Multi-family buildings that utilize fossil fuel-fired domestic hot water systems will be eligible to

receive incentives for a limited time, all end-uses in the building must otherwise be all-electric to qualify. Both low-rise (3 stories or less) and high-rise (4 stories or more) buildings are eligible, as well as buildings with master-metered HVAC systems.

What determines your incentives?

There are three pathways to qualify for incentives, all of which require buildings to meet electrification requirements. Incentives for each pathway are determined on a per-unit basis, with additional incentives for specific equipment types, certifications, and building performance available to promote market transformation in multi-family construction throughout Massachusetts.

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: ≥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)
Passive House adders	\$5,000 Feasibility Study Incentive Up to 75% Energy Modeling Costs (\$500/Unit or \$20,000/Project max)		
Market Transformation adders*	Wi-Fi Connected Thermostat: \$100/Unit Induction Cooktop: \$250/Unit In-Unit Heat Pump Water Heater: \$250/Unit Centralized and 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 CFM/sf @75pa: \$300/Unit ASTM E779 test results - 0.25 CFM/sf @75pa: \$400/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. Adders are also available for advanced certifications from the Department of Energy and ENERGY STAR, which if achieved could qualify the building for 45L federal tax credits. Consult with a tax professional to determine eligibility. Market Transformation adders for multi-family buildings with 50 or more units are subject to Sponsor pre-approval.

Incentives up to \$3,750 per unit, plus adders, are available for multi-family new construction.



How do you receive incentives?

Low-rise buildings (3 stories or less):

- You will work with an approved Home Energy Rating System (HERS) company to enroll your home and make energy-efficient choices that maximize your incentives.
- All homes must be verified by an approved HERS rating company. Please contact a participating HERS rater to get started. If pursuing Passive House certification in a low-rise building, contact multifHR@icf.com to register the project.

High-rise buildings (4 stories or more, or any multi-family with master-metered HVAC):

- Dedicated account managers will guide you and ensure that you receive all eligible incentives
- Account managers will provide ongoing technical support throughout construction, including optional design charrettes, to help you increase building efficiency.
- You will be asked to provide documentation, including drawings, specifications, and approved submittals. You can speak with an account manager and register your project by contacting multifHR@icf.com

What is Passive House?

Passive House is the gold standard in high-efficiency design: buildings that minimize energy consumption and have added comfort and durability features. The Passive House Institute US (Phius) and the Passive House Institute (PHI) have established two independent standards and provide certifications for such buildings: the PHIUS+ Passive Building Standard and the international Passive House Standard. Participating projects may be certified under either standard.

What is ENERGY STAR MFNC v1.2?



ENERGY STAR certified buildings save energy, save money, and help protect the environment by generating fewer greenhouse gas emissions than typical buildings. To be certified as ENERGY STAR, a building must meet strict energy performance standards set by EPA. The ENERGY STAR Multi-Family New Construction v1.2 standard is designed to help multi-family buildings achieve maximum efficiency and comfort for its occupants. Certification requires verification from an approved third-party verifier, which include participating HERS raters.



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 Utilities, 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

- 700+ buildings completed
- 34,000+ units completed
- 43,200,000+ kwh of electricity saved
- \$24,300,000+ of incentives paid directly to participants
- 525+ developers/participants received incentives

Have a question? We're here to help:

1-866-527-SAVE (7283)

ResNewConstructionMA@icf.com

MassSave.com/ResidentialNewConstruction

WE ARE MASS SAVE®:

