



Build upon our energy efficiency incentives.

Residential new construction
Single-family homes with 1-4 units

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

Is your project eligible?

Single-family homes (defined as homes with 1-4 units) that are fully electric for space conditioning, water heating, cooking, and clothes drying are eligible if located within Sponsor service territories.

Homes must also meet a set of requirements for electric vehicle charging readiness to qualify.

What determines your incentives?

There are three pathways to qualify for incentives, all of which require the homes to be fully electric. Incentives at 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 single-family home construction throughout Massachusetts.

Single family (1-4 units)			
Tier	Base	ENERGY STAR	Passive House
Overview	All-electric heating, water heating, cooking, and clothes drying	ENERGY STAR NextGen	Passive House
Performance Specifications	≥15% savings above baseline	≥30% savings or HERS: ≤45 Infiltration: ≤1.5 ACH50 ENERGY STAR SF NH v3.2 + NextGen	Passive House certification (Phius or PHI)
Incentives	Single Fam: \$7,500 2-unit: \$8,750 3-unit: \$10,000 4-unit: \$11,250	Single Fam: \$15,000 2-unit: \$17,500 3-unit: \$20,000 4-unit: \$22,500	Single Fam: \$25,000 2-unit: \$30,000 3-unit: \$35,000 4-unit: \$40,000
Market Transformation adders*	Wi-Fi Connected Thermostat (Base tier only): \$100/unit Induction Cooktop: \$250/unit Split-System Heat Pump Water Heater: \$750/unit ENERGY STAR v3.2 certification (Base tier only): \$250/unit DOE Zero Ready certification (Base and ENERGY STAR tier): \$500/unit ENERGY STAR Certified Ground-Source Heat Pump: \$9,000/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 home for 45L federal tax credits. Consult with a tax professional to determine eligibility.

Incentives up to \$40,000, plus adders, are available for new construction homes.



How do you receive incentives?

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.

Working with a HERS rater

- 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.
- Nearly 300 towns in Massachusetts have adopted the Stretch Code, which requires a HERS rating. Please verify with your local Building Department to confirm if a HERS rating is already required in your town.
- 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.
- All participating HERS raters are RESNET-certified.

What is Passive House?

Passive House is the goal 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 NextGen?



ENERGY STAR NextGen certification is an additional level of recognition for homes and apartments that incorporate leading-edge efficient electric technologies and electric vehicle charging capabilities to maximize energy and emissions savings — while delivering the comfort, quality, and durability that consumers expect from ENERGY STAR. The ENERGY STAR NextGen certification is designed to promote the adoption of all-electric construction strategies in residential homes while ensuring 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

- 26,500+ homes completed
- 43,200,000+ kwh of electricity saved
- \$68,100,000+ of incentives paid directly to participants
- 8,400+ builders/participants received incentives

Have a question? We're here to help:

1-866-527-SAVE (7283)

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MassSave.com/ResidentialNewConstruction

WE ARE MASS SAVE®:

