

EmPower New York Services to Rental Properties

Rental Unit Funding

- A. For single-family rental properties, funding from EmPower is capped at \$10,000, including electric reduction funding.
- B. For 2-4 family rental units, funding from EmPower New York is capped at \$5,000 per unit, including electric reduction funding.
- C. NYSERDA, at its discretion, may cap the total incentives a landlord or property owner receives through EmPower on an annual basis.
- D. All measure approvals are subject to program policy, cost, and energy savings requirements.
- E. Income eligible tenants, with landlord authorization, are eligible to receive comprehensive home performance measures through EmPower, regardless of whether the tenant or landlord pays the utility bill.

Tenant-Owned Measures

The Program Implementer may authorize the Contractor to proceed with the following tenant-owned measures:

- A. Installation of LED bulbs in existing high-use lamps and fixtures;
- B. Metering and replacement of tenant-owned refrigerators and freezers;
- C. Energy Education;
- D. Installation of smoke alarms or CO detectors. Please note in most jurisdictions, it is the landlord or property owner's responsibility to provide smoke and CO detectors in tenant occupied living spaces;
- E. In situations where tenant energy usage is low, the Program Implementer may mail to the tenant a packet of energy saving materials, including LEDs, energy education materials, and a letter indicating that no further energy services will be provided.

Landlord Authorization

- A. The following measures may be offered at no cost to the tenant, but require landlord authorization and a signed landlord agreement:
 - a. Attic and/or wall insulation, if both cannot be completed due to EmPower caps, then whichever achieves greater savings.
 - b. Air sealing measures.
 - c. Replacement of landlord-owned refrigerators.
 - d. Installation of high efficiency showerheads.
 - e. Pipe insulation.
 - f. Heating system testing
- B. Any repairs necessary for safe operation of the furnace or hot water heater are the responsibility of the property owner. No home performance work can be performed until necessary landlord repairs/replacements are made.
- C. Property owners and landlords may apply for assistance with additional measures, including heating systems and water heaters, through the Assisted Home Performance with ENERGY STAR program.

Landlord Contribution

- A. In instances where additional insulation may be recommended, causing the project to exceed EmPower incentive caps, Program may require, at its discretion, a landlord investment of at least 25% of the cost of the measure(s).

- B. If a heating system serving an EmPower eligible tenant fails, the owner is EmPower income eligible, and the project has been denied services through the Heating Equipment Repair and Replacement (HERR) Program, NYSERDA will consider funding up to 75% of the replacement heating system and associated costs through EmPower. NYSERDA will require a landlord investment of at least 25% towards the cost of the heating system and associated costs. Owners/Landlords that are not eligible for EmPower may seek additional incentives through Assisted Home Performance with ENERGY STAR.

Weatherization Assistance Program (WAP) Coordinated units:

If the household is being served in coordination with WAP, the participating Agency shall follow WAP policies and procedures regarding landlord authorization, negotiations, and measure installation. The Agency must provide the NYSERDA Program Implementer a copy of the WAP approval letter for the project.

Procedures

The Program Implementer will send a Landlord Agreement and cover letter to the landlord. This agreement allows for a complete energy audit, including heating system inspection and installation of energy efficient measures at no cost to landlord.

- A. If such agreements are signed and returned by the landlord with appropriate documentation, the Program Implementer will refer the household to a Contractor for an energy audit.
- B. Upon completion of the audit, the Contractor will propose a workscope to the Program Implementer.
 - a. If appliance meets NYSERDA replacement criteria and services are limited to replacement of a landlord-owned refrigerator, the Program Implementer will refer the project to a vendor who will arrange delivery.
 - b. If Home Performance services are considered, the Program Implementer will evaluate proposed measure and authorize a workscope.
- C. If the Landlord Agreement is not returned after two attempts within 60 days, the Program Implementer may assign the project for a non-invasive Electric Reduction audit where services outlined above may be performed.
- D. The Participating Contractor is required to notify the landlord or property owner of their portion of the approved project cost.
- E. The Participating Contractor is responsible to invoice and collect payment of any partial landlord or property owner investment.