



## Rental Property Program Requirements (5+ units) Rebates

### **Qualifying rental projects must meet the following to be eligible for a rebate or a loan:**

- Tacoma Power General Program Requirements (outlined below)
- Equipment and materials must be installed to program specifications

### **Conditions:**

- Tacoma Power reserves the right to withdraw, modify or terminate this program at any time, without notice.
- Program requirements, product specifications and incentives are subject to change without notice.
- Tacoma Power does not endorse any particular contractor, retailer, manufacturer or product.

## GENERAL PROGRAM REQUIREMENTS

### **1. PROPERTY MUST:**

- Be a multifamily rental building with 5+ units. Requirements for multifamily properties with two to four units are available in the [Rental Property Program Requirements \(up to 4 units\)](#)
- Be served by Tacoma Power
- Have electric as primary source of existing heat (except for lighting and heat pump water heaters)

### **2. PROPERTY OWNER MUST (all of the following):**

- Accept program Terms & Conditions by signing and submitting the [Rental Property application \(5+ units\)](#)
- Submit all required documents
- Receive pre-approval from Tacoma Power for all projects prior to any product purchase or installation.
- Agree that property owners of dwellings with 5+ units may be required to sign a Multifamily Incentive Agreement

### **3. TACOMA POWER MAY:**

- Conduct a comprehensive property pre-assessment and inspection

## ADDITIONAL REQUIREMENTS FOR SPECIFIC UPGRADES

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### Quick Reference

Below are links to important sites online that are referenced in this document, along with a link to a glossary of key terms.

### Important links:

- [BPA Qualified Product List - Smart Thermostats](#)
- [Tacoma Power Rebate Forms & Information](#)
- [Glossary of Terms](#)

## LIGHTING (5+ units)

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| <b>Requirements</b>   | <p><b>Requirements:</b></p> <ul style="list-style-type: none"> <li>— Project must meet the General Program Requirements listed on page 1</li> <li>— 5+ units per building</li> </ul>  |
| <p>Additional requirements for<br/><b>TENANT CONTROLLED Interior &amp; Exterior</b></p> | <p><b>Requirements:</b></p> <ul style="list-style-type: none"> <li>— Existing fixtures and bulbs must be incandescent</li> <li>— Contractor must submit a lighting survey and product specifications (cut sheets) to Tacoma Power for approval <b>before</b> purchase and installation</li> <li>— LED bulbs must be on the ENERGY STAR approved products list</li> <li>— Invoice that meets Tacoma Power’s Residential Customer <a href="#">Invoice Requirements</a></li> </ul>   |
| <p>Additional requirements for<br/><b>COMMON AREA</b></p>                               | <p><b>Requirements:</b></p> <ul style="list-style-type: none"> <li>— Replacement fixtures must be LEDs with photocell controls (where applicable)</li> <li>— LED lamps and fixtures must be listed on one of the approved lists (Design Lighting Consortium or Energy Star)</li> <li>— Contractor must submit a lighting plan and product specifications (cut sheets) to Tacoma Power for approval <b>prior to</b> purchase and installation</li> </ul> <p><b>Required Documentation:</b></p> <ul style="list-style-type: none"> <li>— Contractor bid form</li> <li>— Completed <a href="#">Bright Rebates Calculator</a> with qualifying replacements (not currently on website)</li> <li>— Lighting Plan</li> <li>— Product specifications (cut sheets)</li> <li>— Invoice that meets Tacoma Power’s Residential Customer <a href="#">Invoice Requirements</a></li> </ul> |
| <p>Additional requirements for<br/><b>DIY REBATES</b></p>                               | <p><b>Requirements:</b></p> <ul style="list-style-type: none"> <li>— Rebate applies to material costs only, not labor</li> <li>— Rebate amount cannot exceed the total cost of materials</li> <li>— Copies of receipts or invoices must be submitted</li> </ul>   |

## WEATHERIZATION (WINDOWS & INSULATION) (5+ units)

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| <b>Requirements</b>                                       | <p><b>INELIGIBLE:</b></p> <ul style="list-style-type: none"> <li>— New construction</li> <li>— Homes undergoing major remodel are not eligible for insulation when building code requires it be added</li> <li>— If Tacoma Power paid for insulation in the past, not eligible to reinsulate the same area(s)</li> </ul>   |
|   | <p><b>Requirements:</b></p> <ul style="list-style-type: none"> <li>— Project must meet the General Program Requirements listed on page 1</li> <li>— Primary source of heat must be electric</li> <li>— Project must meet Tacoma Power’s <a href="#">Weatherization Program Specifications</a></li> <li>— Property must have been built before 1988</li> </ul>  |
|   | <p><b>Weatherization incentives for rental properties:</b></p> <ul style="list-style-type: none"> <li>— Attic insulation with prescriptive air sealing (when R11 or less exists)</li> <li>— Wall insulation (when no insulation exists)</li> <li>— Floor insulation with prescriptive air sealing and water pipe wrap (when no insulation exists)</li> <li>— Single pane window replacement must meet Tacoma Power’s insulation levels (listed below):                             <ul style="list-style-type: none"> <li>○ Attic insulation must have R12 rating or greater</li> <li>○ Walls must have some insulation</li> <li>○ Floor insulation must have R12 rating or greater</li> </ul> </li> </ul>   |
|   | <p><b>Required documentation:</b></p> <ul style="list-style-type: none"> <li>— Tacoma Power bid form, signed by property owner:                             <ul style="list-style-type: none"> <li>○ <a href="#">Insulation</a></li> <li>○ <a href="#">Window</a></li> </ul> </li> <li>— Invoice that meets Tacoma Power’s Residential Customer <a href="#">Invoice Requirements</a></li> <li>— Copy of window permit (required in most jurisdictions) and window stickers or packing slip stating U-values</li> <li>— Insulation certificate identifying type, R-values and square footage</li> <li>— <a href="#">Knob &amp; Tube (K&amp;T) Wiring Inspection Report</a> completed and signed by a certified electrician (if applicable)</li> </ul> |
| <p>Additional requirements for<br/><b>DIY REBATES</b></p> | <ul style="list-style-type: none"> <li>— Rebate amount cannot exceed the total cost of materials</li> <li>— Rebate applies to material costs only, not labor</li> </ul>  |

## SMART THERMOSTAT (5+ units)

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| <b>Requirements</b>                                   | <p><b>INELIGIBLE:</b></p> <ul style="list-style-type: none"> <li>— Thermostats that control cooling-only systems or dual fuel heating systems (gas furnace with electric heat pump)</li> </ul>   |
|   | <p><b>Limitations:</b></p> <ul style="list-style-type: none"> <li>— One Smart Thermostat per heating system (maximum of 2 per unit)</li> </ul>   |
|   | <p><b>Requirements:</b></p> <ul style="list-style-type: none"> <li>— Project must meet Tacoma Power’s <a href="#">Smart Thermostat Specifications</a></li> <li>— The home’s heating system must be either an existing electric forced air furnace or a central heat pump</li> <li>— Thermostat must be listed on <a href="#">BPA’s Smart Thermostat Qualified Products list</a></li> <li>— Smart Thermostat must include the following features:                             <ul style="list-style-type: none"> <li>○ 7-day programmable or learning-based scheduling</li> <li>○ Wi-Fi enabled with remote access</li> <li>○ Occupancy detection</li> <li>○ For heat pumps: auxiliary heat control/optimization</li> </ul> </li> </ul> |
|   | <p><b>Required documentation:</b></p> <ul style="list-style-type: none"> <li>— Completed <a href="#">Smart Thermostat Application</a></li> <li>— Invoice/receipt showing purchase date, manufacturer, model number</li> </ul>  |
| <p>Additional Requirements for <b>DIY Rebates</b></p> | <ul style="list-style-type: none"> <li>— Rebate amount cannot exceed the total cost of materials</li> <li>— Rebate applies to material costs only, not labor</li> </ul>  |