Qualifying projects must meet the following to be eligible for a rebate:
- 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 building with 5+ units. Requirements for multifamily properties with two to four units are available in the Residential Program Requirements (up to 4 units)
   - Be served by Tacoma Power
   - Have electric as primary source of existing heat (except for lighting)

2. PROPERTY OWNER MUST (all of the following):
   - Accept program Terms & Conditions by signing and submitting the Residential Energy Efficiency Programs applications (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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<thead>
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<th>Lighting</th>
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<tr>
<td>Weatherization</td>
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<td>Smart Thermostats</td>
<td>Page 5</td>
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</tbody>
</table>

**Quick Reference**

Below are links to important sites 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)

### Requirements:
- Project must meet the General Program Requirements listed on page 1
- 5+ units per building

### Additional requirements for TENANT CONTROLLED Interior & Exterior

<table>
<thead>
<tr>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Existing fixtures and bulbs must be incandescent</td>
</tr>
<tr>
<td>- Contractor must submit a lighting survey and product specifications (cut sheets) to Tacoma Power for approval <strong>before</strong> purchase and installation</td>
</tr>
<tr>
<td>- LED bulbs must be on the ENERGY STAR approved products list</td>
</tr>
<tr>
<td>- Invoice that meets Tacoma Power’s Residential Customer <a href="#">Invoice Requirements</a></td>
</tr>
</tbody>
</table>

### Additional requirements for COMMON AREA

<table>
<thead>
<tr>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Replacement fixtures must be LEDs with photocell controls (where applicable)</td>
</tr>
<tr>
<td>- LED lamps and fixtures must be listed on one of the approved lists (Design Lighting Consortium or Energy Star)</td>
</tr>
<tr>
<td>- Contractor must submit a lighting plan and product specifications (cut sheets) to Tacoma Power for approval <strong>prior to</strong> purchase and installation</td>
</tr>
</tbody>
</table>

### Required Documentation:
- Contractor bid form
- Completed [Bright Rebates Calculator](#) with qualifying replacements (not currently on website)
- Lighting Plan
- Product specifications (cut sheets)
- Invoice that meets Tacoma Power’s Residential Customer [Invoice Requirements](#)

### Additional requirements for DIY REBATES

<table>
<thead>
<tr>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Rebate applies to material costs only, not labor</td>
</tr>
<tr>
<td>- Rebate amount cannot exceed the total cost of materials</td>
</tr>
<tr>
<td>- Copies of receipts or invoices must be submitted</td>
</tr>
</tbody>
</table>
# WEATHERIZATION (WINDOWS & INSULATION) (5+ units)

## Requirements

### INELIGIBLE:
- New construction
- Homes undergoing major remodel are not eligible for insulation when building code requires it be added
- If Tacoma Power paid for insulation in the past, not eligible to reinsulate the same area(s)

### Requirements:
- Project must meet the General Program Requirements listed on page 1
- Primary source of heat must be electric
- Project must meet Tacoma Power’s [Weatherization Program Specifications](#)
- Property must have been built before 1988

### Weatherization incentives for rental properties:
- Attic insulation with prescriptive air sealing (when R11 or less exists)
- Wall insulation (when no insulation exists)
- Floor insulation with prescriptive air sealing and water pipe wrap (when no insulation exists)
- Window replacement must meet Tacoma Power’s insulation levels (listed below):
  - Attic insulation must have R12 rating or greater
  - Walls must have some insulation
  - Floor insulation must have R12 rating or greater

### Required documentation:
- Tacoma Power bid form, signed by property owner:
  - Insulation
  - Window
- Invoice that meets Tacoma Power’s Residential Customer [Invoice Requirements](#)
- Copy of window permit (required in most jurisdictions) and window stickers or packing slip stating U-values
- Insulation certificate identifying type, R-values and square footage
- [Knob & Tube (K&T) Wiring Inspection Report](#) completed and signed by a certified electrician (if applicable)

### Additional requirements for DIY REBATES
- Rebate amount cannot exceed the total cost of materials
- Rebate applies to material costs only, not labor
# SMART THERMOSTAT (5+ units)

**INELIGIBLE:**
- Thermostats that control cooling-only systems or dual fuel heating systems (gas furnace with electric heat pump)

**Limitations:**
- One Smart Thermostat per heating system (maximum of 2 per unit)

**Requirements:**
- Project must meet Tacoma Power’s [Smart Thermostat Specifications](#)
- The home’s heating system must be either an existing electric forced air furnace or a central heat pump
- Thermostat must be listed on [BPA’s Smart Thermostat Qualified Products list](#)
- Smart Thermostat must include the following features:
  - 7-day programmable or learning-based scheduling
  - Wi-Fi enabled with remote access
  - Occupancy detection
  - For heat pumps: auxiliary heat control/optimization

**Required documentation:**
- Completed [Smart Thermostat Application](#)
- Invoice/receipt showing purchase date, manufacturer, model number

<table>
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