

State Funding Tracker

DOE Home Energy Rebates Multifamily Programs

A woman with dark curly hair, wearing a dark blue long-sleeved shirt and green overalls, is smiling as she installs a compact fluorescent light bulb into a ceiling fixture. The kitchen background features a sink with a faucet, a window with a plant, and various kitchen items like a mixer and pots hanging on the wall.

A guide to your state's DOE Home Energy Rebates program and opportunities for multifamily affordable housing.

Developed by the National Housing Trust

Questions? Contact Madeleine McCullough at mmccullough@nhtinc.org

Visit NHT's [Preservation Toolkit](#) to learn more about clean energy and energy efficiency funding opportunities.

About DOE Home Energy Rebates

Department of Energy received **\$8.8 billion** to develop two home energy rebate programs: the **Home Efficiency Rebate (HER) program** and the **Home Electrification and Appliance Rebate (HEAR) program**. Both rebate programs are administered by State Energy Offices (SEO) with the goal of increasing energy efficiency, lowering utility bills, and reducing carbon emissions for low- to moderate-income households.

This resource guide provides an overview of each state's Home Energy Rebate program status and multifamily affordable housing program details. Please note that information is subject to change as state applications are approved by DOE and programs launch.

Below are Home Energy Rebate program details based on federal guidance. States may increase the maximum Home Efficiency Rebates eligible households/units may receive and/or limit measures eligible for Home Electrification and Appliance Rebates.

Rebate Type	Rebate Amount
Home Efficiency Rebates (HER)	<ul style="list-style-type: none"> • Retrofit of existing buildings • Rebate level varies depending on the level of efficiency improvements, not to exceed: <ul style="list-style-type: none"> ○ <u>\$4,000</u> per housing unit for energy savings of 20%-34% ○ <u>\$8,000</u> per housing unit for energy savings of 35% or more ○ Up to <u>80% of project costs</u> • Could be available retroactively
Home Electrification and Appliance Rebates (HEAR)	<ul style="list-style-type: none"> • New construction and retrofits • Appliance-based rebates with caps • <u>100% of project costs</u> not to exceed the max rebate level of <u>\$14,000 per housing unit</u> • Will not be available retroactively

Maximum rebate amounts for eligible HEAR measures include:

Measure	Rebate Amount
Heat pump water heater	Up to \$1,750/appliance
Heat pump for space heating or cooling	Up to \$8,000/appliance
Electric stove, cooktop, range, or oven	Up to \$840/appliance
Electric heat pump dryer	Up to \$840/appliance
Electric load service center upgrade	Up to \$4,000
Insulation, air sealing, and ventilation	Up to \$1,600
Electric wiring	Up to \$2,500

Alabama

Administering Agency: [Alabama Department of Economic Development and Community Affairs](#)

Program Status: HEAR and HER application approved

State Allocation: \$146M

Program Description: There is currently no expected launch date for Alabama's rebate programs.

Alaska

Administering Agency: [Alaska Housing Finance Corporation](#)

Program Status: HEAR and HER applications approved

State Allocation: \$75M

Program Description: There is currently no expected launch date for Alaska's rebate programs.

Arizona

Administering Agency: [Efficiency Arizona](#)

Program Status: Limited HEAR rebates available; HER application approved

State Allocation: \$153M

Program Description: HEAR rebates are currently available for single-family households, with rebates for multifamily households expected in late 2025 through a multifamily pilot program. The state's HER program is expected to launch in late 2025.

Arkansas

Administering Agency: [Arkansas Department of Energy and Environment](#)

Program Status: HEAR and HER applications approved

State Allocation: \$105M

Program Description: Arkansas anticipates launching their rebate programs in early 2026.

California

Administering Agency: [California Energy Commission](#)

Program Status: HEAR rebates available; HER application approved

State Allocation: \$582M

Program Description: California has launched phase 1 of the HEAR program which provides heat pump and electrification rebates for multifamily buildings and single-family households. Apply for rebates [here](#).

HER funding will be split between two programs: the Equitable Building Decarbonization Direct Install Program (60% of funds; no-cost upgrades for low-income residents; launching summer 2025), and a pay-for-performance pathway (40% of funds; rebates based on actual measured energy savings; launching 2025/2026).

Colorado

Administering Agency: [Colorado Energy Office](#)

Program Status: Limited HEAR rebates available; HER application approved

State Allocation: \$140M

Program Description: Colorado has launched the HEAR program through the state's Weatherization Assistance Program to provide home energy upgrades to low-income households receiving WAP services. Rebates will be available to households not participating in WAP this winter. Colorado does not plan to make HEAR rebates available to new construction and will target the program at single family households and smaller multifamily buildings (less than 50,000 sqft). The state's HER program will provide rebates for comprehensive energy efficiency upgrades for large multifamily buildings (50,000 sqft or larger) and mobile/manufactured homes. Colorado expects to launch this program in the winter.

Connecticut

Administering Agency: [Connecticut Department of Energy and Environmental Protection](#)

Program Status: HEAR and HER applications approved

State Allocation: \$99M

Program Description: Connecticut plans to target HEAR funding to multifamily and single-family households at or below 80% AMI. HER funding will flow through the existing utility-run Multifamily Initiative program. Connecticut expects HEAR rebates to be available later this year and HER rebates in early 2026.

Delaware

Administering Agency: [Delaware Department of Natural Resources and Environmental Control](#)

Program Status: HEAR and HER applications approved

State Allocation: \$66M

Program Description: Delaware plans to launch both state programs this year.

District of Columbia

Administering Agency: [D.C. Department of Energy and Environment](#)

Program Status: HER and HEAR rebates available

District Allocation: \$59M

Program Description: The District will use Home Energy Rebates funding to expand the Affordable Housing Retrofit Accelerator for larger multifamily buildings (AHRA) and the Affordable Home Electrification Program for single-family and smaller multifamily buildings (AHEP). These programs focus on reducing a household's energy use through energy efficiency upgrades and electrification. Learn more [here](#).

Florida

Administering Agency: [Florida Department of Agriculture and Consumer Services \(Office of Energy\)](#)

Program Status: HEAR and HER applications approved

State Allocation: \$346M

Program Description: Florida plans to launch both programs later this year.

Georgia

Administering Agency: [Georgia Environmental Finance Authority](#)

Program Status: HEAR and HER rebates available

State Allocation: \$219M

Program Description: Both Home Energy Rebate programs have launched in Georgia, including a DIY HEAR program track for qualified electric kitchen appliances. The state has also increased the maximum HER rebate a household/unit at or below 80% AMI can receive to \$10k if achieving between 20 and 34% energy savings, and \$16k if achieving more than 35% energy savings. Multifamily building owners interested in participating in Georgia's Home Energy Rebates program should fill out the [Multifamily Building Interest Form](#).

Hawaii

Administering Agency: [Hawaii State Energy Office](#)

Program Status: HEAR application approved; HER application submitted

State Allocation: \$70M

Program Description: Hawaii expects to launch the HEAR program soon with rebates available for ENERGY STAR certified heat pump water heaters and induction cooktops. The HEAR program will expand when the state's HER program rolls out later this year.

Illinois

Administering Agency: [Illinois Environmental Protection Agency](#)

Program Status: HEAR and HER applications approved

State Allocation: \$264M

Program Description: Illinois plans to pilot the Home Efficiency Rebate program this year with a full state HER launch by early 2026. The state also plans to increase the minimum rebate funding set-aside for low-income multifamily households by prioritizing 100% of rebate funds to low-income households. Illinois may later modify this plan based on program performance and general interest.

Indiana

Administering Agency: [Indiana Office of Energy Development](#)

Program Status: HEAR and HER rebates available

State Allocation: \$182M

Program Description: Through Indiana's Energy Save Program, households at below 80% AMI can expect to receive up to \$12,000 in rebates through the HER program achieving between 20% - 34% energy savings, and up to \$18,000 in rebates if achieving more than 35% in energy savings. HEAR eligible measures include heat pumps for heating and cooling, hot water heaters, and dryers; electric cooktops, ovens, ranges, and hoods; and electric load service and wiring upgrades.

Iowa

Administering Agency: [Iowa Economic Development](#)

Program Status: HEAR and HER applications approved

State Allocation: \$121M

Program Description: Iowa expects rebates to be available in mid-2025.

Kansas

Administering Agency: [Kansas Energy Office](#)

Program Status: HEAR and HER applications approved

State Allocation: \$106M

Program Description: Kansas plans to limit HEAR-eligible measures to include heat pumps, electric load service center, electric wiring, insulation, air sealing, and mechanical upgrades. Electrical upgrades will focus on crucial electrical system enhancements. The state's rebate programs are expected to launch this year.

Kentucky

Administering Agency: [Kentucky Energy and Environment Cabinet](#)

Program Status: HEAR and HER applications approved

State Allocation: \$134M

Program Description: Kentucky has designed the state's program to target low-income single-family and mobile homes and weatherization upgrades across all housing units.

Louisiana

Administering Agency: [Louisiana Department of Energy and Natural Resources](#)

Program Status: HEAR and HER applications approved

State Allocation: \$213M

Program Description: no information is available at this time

Maine

Administering Agency: [Efficiency Maine](#)

Program Status: HEAR rebates available; HER application approved

State Allocation: \$72M

Program Description: HEAR rebates are available for new construction multifamily and manufactured housing for mini-split heat pumps, variable refrigerant flow systems, heat pump rooftop units, and single package heat pumps (with through-the-wall outdoor air ducting). Rebates are also available for necessary electric panel and electrical wiring upgrades. Interested building owners can apply [here](#).

Maine is prioritizing 50% of HER funds for larger multifamily buildings at or below 80% AMI that are electrifying their heating systems and achieve a minimum of 35% energy savings.

Maryland

Administering Agency: [Maryland Energy Administration](#)

Program Status: HEAR and HER applications approved

State Allocation: \$137M

Program Description: MEA plans to distribute HEAR funds across three categories: \$18M for a fuel oil/propane heat to heat pump conversions; \$27.6M will channel through DHCD to support low-income single family and multifamily programs; \$9M for the WARMTH Act which will require certain gas companies to develop a pilot geothermal energy network. MEA also plans to allocate \$27.1M for energy efficiency upgrades in homes that can't access other state incentives, and \$27.7M to DHCD further support low-income single family and multifamily programs. Maryland recently issued an [RFP for a program administrator](#) to manage the state's rebate programs.

Massachusetts

Administering Agency: [Massachusetts Department of Energy Resources](#)

Program Status: HEAR and HER applications approved

State Allocation: \$146M

Program Description: The Department expects rebates to be available in 2025 and funding will leverage existing state and federal opportunities, like Mass Save. DOER also plans to expand existing affordable housing decarbonization programs by funding additional measures, targeting decarbonization in existing income restricted multifamily units, leveraging multiple funding sources outside of HER, and exceeding max rebate limits to achieve greater energy savings for low-income units.

The state's HER program will target 1 to 4-unit households served by Municipal Light Plans who aren't served by Mass Save. Multifamily households will be targeted through HER through the DOER Affordable Housing Decarbonization Grant program. These funds will augment DOER and other state funds awarded to these projects to help close funding gaps.

HEAR funding will be delivered through the Mass Saves program, targeting households at or below 60% AMI and through a newly expanded program for households with incomes between 61% and 80% AMI.

Michigan

Administering Agency: [Michigan Department of Environment, Great Lakes, and Energy](#)

Program Status: Limited HER and HEAR rebates available

State Allocation: \$211M

Program Description: Michigan's rebates are now available statewide with priority on low- to moderate-income single-family households. The state's multifamily rebate programs are expected to launch this summer.

Minnesota

Administering Agency: [Minnesota Department of Commerce](#)

Program Status: HEAR and HER applications approved

State Allocation: \$148M

Program Description: Minnesota plans to make rebates available in 2025. The Department of Commerce also plans to increase the maximum rebate amounts low-income multifamily households may be eligible for through the HER program. If the project achieves 20-34% energy savings, the household can receive up to \$6k; if the project achieves more than 35% energy savings, the household can receive up to \$12k.

Mississippi

Administering Agency: [Mississippi Development Authority](#)

Program Status: HEAR and HER applications approved

State Allocation: \$105M

Program Description: no information at this time

Missouri

Administering Agency: [Missouri Department of Natural Resources](#)

Program Status: HEAR and HER applications approved

State Allocation: \$151M

Program Description: Missouri does not expect rebates to be available until mid-2025, or as late as 2026.

Montana

Administering Agency: [Montana Department of Environmental Quality](#)

Program Status: HEAR and HER applications approved

State Allocation: \$71M

Program Description: Montana plans to launch both rebate programs in 2025.

Nebraska

Administering Agency: [Nebraska Department of Environment and Energy](#)

Program Status: HEAR and HER applications approved

State Allocation: \$91M

Program Description: no information is available at this time

Nevada

Administering Agency: [Nevada Governor's Office of Energy](#)

Program Status: HEAR and HER applications approved

State Allocation: \$96M

Program Description: Rebates are expected to be available sometime this year.

New Hampshire

Administering Agency: [New Hampshire Department of Energy](#)

Program Status: HEAR and HER applications approved

State Allocation: \$70M

Program Description: New Hampshire expects to launch the HER program in Q4 2025 and the HEAR program in the spring/summer of 2026. The state plans to allocate 60% of HEAR funding and 100% of HER funding to low-income households. New Hampshire also plans on increasing the maximum HER rebate a household/unit can receive to \$15k if achieving 20-34% energy savings, and \$20k if achieving 35% energy savings or more.

New Jersey

Administering Agency: [New Jersey Board of Public Utilities](#)

Program Status: HEAR and HER applications approved

State Allocation: \$183M

Program Description: New Jersey plans to make rebates stackable with other incentives and programs offered by the New Jersey Clean Energy Program.

New Mexico

Administering Agency: [New Mexico Energy, Mineral and Natural Resources Department](#)

Program Status: Limited HEAR rebates available; HER application approved

State Allocation: \$88M

Program Description: New Mexico has launched the state's [HEAR program](#) and rebates are currently available for wall, ceiling/attic, floor, and foundation insulation, heat pump clothes dryers, and electric or induction cooktops, stoves, ovens, and ranges; electric service panel load upgrades; and electric wiring. Rebates are available for 1-4 unit households at or below 80% AMI. Multifamily renters and building owners can expect to access rebates by the end of the year. The state's HER program is expected to launch in fall 2025.

New York

Administering Agency: [NYSERDA](#)

Program Status: Limited HEAR and HER rebates available

State Allocation: \$318M

Program Description: The HEAR program has been designed to expand the reach of the state's [EmPower+ program](#) and [Appliance Upgrade program](#). Currently rebates are available for air sealing, insulation, and ventilation, electrical wiring upgrades, heat pump water heaters, and heat pump clothes dryer and necessary electrical upgrades. Funding is also available for whole-home energy assessments through the EmPower+ program.

Additional rebates, including offers for multifamily buildings and other high-efficiency appliances, will become available later this year.

North Carolina

Administering Agency: [North Carolina Department of Environmental Quality](#)

Program Status: Limited HER and HEAR rebates available

State Allocation: \$209M

Program Description: North Carolina's Home Energy Rebate programs will launch across the state [in phases from May 2025 to January 2026](#). Households at or below 80% AMI can receive up to \$16,000 in HER funding. Learn more and apply [here](#).

North Dakota

Administering Agency: [North Dakota Department of Commerce](#)

Program Status: HEAR and HER applications approved

State Allocation: \$74M

Program Description: North Dakota has selected [Franklin Energy](#) to implement the state's Home Energy Rebate programs.

Ohio

Administering Agency: [Ohio Department of Development](#)

Program Status: HEAR and HER applications approved

State Allocation: \$249M

Program Description: Ohio expects rebates to be available in 2025.

Oklahoma

Administering Agency: [Oklahoma Department of Commerce](#)

Program Status: HEAR and HER applications approved

State Allocation: \$129M

Program Description: Rebates likely won't be available until winter 2025-summer 2026.

Oregon

Administering Agency: [Oregon Department of Energy](#)

Program Status: HEAR and HER applications approved

State Allocation: \$114M

Program Description: While Oregon has allocated the 10% federal minimum requirement of HER program funding to low-income multifamily households, Oregon plans to allocate 60% of HEAR program funding to low-income households and 20% of HEAR funding to low-income multifamily households. The state has increased the maximum eligible projects costs covered by HER rebates for households at or below 80% AMI to \$8,000 if achieving at least 20% energy savings and \$10,000 if achieving at least 35% energy savings. However, rebates likely won't be available until late 2025 or early 2026.

Pennsylvania

Administering Agency: [Pennsylvania Department of Environmental Protection](#)

Program Status: HEAR and HER applications approved

State Allocation: \$259M

Program Description: Pennsylvania anticipates that HEAR will launch this year and HER by the end of 2025/early 2026. Pennsylvania is allocating 100% of HER funding to low-income households, with 40% of funding directed towards low-income multifamily households. Households at or below 80% AMI can expect to receive up to \$10k in rebates through HER if achieving between 20% - 34% energy savings, and up to \$16k in rebates if achieving more than 35% energy savings. Pennsylvania has also applied to use a portion of funding to enable non-qualified product specific costs such as ASHRAE Level II audit funding, gas line capping, and HVAC home assessments.

Rhode Island

Administering Agency: [Rhode Island Office of Energy Resources](#)

Program Status: Limited HEAR rebates available; HER application approved

State Allocation: \$64M

Program Description: Eligible HEAR program measures include electric load service upgrades, wiring upgrades, cooking appliance upgrades, and heat pump clothes dryer upgrades. OER is launching the state's HEAR program in two phases: phase one (available now) for households below 60% AMI and phase two (launching later this year) for households with incomes up to 150% AMI.

The state's HER program will include a Clean Heat RI Pathway for low-income multifamily households focusing on heat pump installations. This pathway would require dwelling units to complete weatherization measures first. Rhode Island is also proposing increasing the maximum rebate available to each low-income unit to \$16,000.

Last updated 9/5/2025

South Carolina

Administering Agency: [South Carolina Energy Office](#)

Program Status: HEAR and HER applications approved

State Allocation: \$137M

Program Description: The state Energy Office expects rebates to be available in early 2026.

Tennessee

Administering Agency: [Tennessee Department of Environment and Conservation](#)

Program Status: HEAR and HER applications approved

State Allocation: \$167M

Program Description: Tennessee expects rebates to be available in Q2 2026 and has proposed increasing the HER rebate cap for households at or below 80% AMI to \$16,000 per unit as long as projects achieve at least 20% in energy savings. Tennessee has also proposed contracting with Tennessee Valley Authority (TVA), a public power company, to implement the rebate programs. TVA will expand upon their existing program processes and rebate offerings and rely on their data sharing relationships with local utility providers and quality contractor network. TVA will cover its own program implementation costs, reallocating \$8 million in HER administrative costs back to program funding. Based on a funding need/priority analysis, the state has allocated county set asides for the rebate programs and developed a public dashboard for residents to see what funding is available in their county. HEAR rebates will be available for heat pumps for heating/cooling and water heating, electric load service upgrades, insulation, air sealing, ventilation, and electric wiring.

Texas

Administering Agency: [Texas State Energy Conservation Office](#)

Program Status: HEAR and HER applications approved

State Allocation: \$690M

Program Description: Texas anticipates both rebate programs to launch in 2026.

Utah

Administering Agency: [Utah Clean Energy](#)

Program Status: HEAR and HER applications approved

State Allocation: \$101M

Program Description: Utah expects rebates to be available by the end of the year.

Vermont

Administering Agency: [Vermont Department of Public Service](#)

Program Status: HEAR and HER applications approved

State Allocation: \$59M

Program Description: Vermont plans to allocate rebate funding across three distinct programs. 1) Vermont proposes committing all of the state's HER funding and \$10M in HEAR funding to the Vermont Weatherization Assistance Program (WAP) serving households at or below 80% AMI. Vermont's HER-supported WAP program is expected to launch this year. 2) An additional \$10M from HEAR would be invested into an Affordable Multifamily Housing New Construction program to offset the costs of energy efficient electric appliances and heating for new construction projects where at least 50% of tenants are at or below 80% AMI. 3) Vermont proposes allocating the remaining HEAR funding (just over \$9M) to provide rebates for heat pumps to moderate income households who are not eligible for WAP.

Eligible measures for HER funding include weatherization measures, air sealing, ventilation, insulation, and heat pump installations. The state's Department of Public Service has identified heat pumps and heat pump water heaters as measures that will deliver the biggest savings to customers. Electric service upgrades will be eligible for HEAR funds if the household is also installing cold-climate heat pumps.

Virginia

Administering Agency: [Virginia Department of Energy](#)

Program Status: HEAR and HER applications approved

State Allocation: \$189M

Program Description: Virginia anticipates that rebates will be available in the second half of 2025.

Washington

Administering Agency: [Washington State Department of Commerce](#)

Program Status: HEAR and HER applications approved

State Allocation: \$166M

Program Description: Department of Commerce expects rebates will be available this summer or early fall. Eligible HER measures include electric wiring, electric panel upgrades, insulation, air sealing, ventilation, appliances, heat pumps, and other general weatherization measures. HEAR-eligible measures include HVAC heat pumps, induction stoves, and heat pump dryers. Low-income households can expect to receive a \$15k Home Efficiency Rebate if achieving between 20-34% energy savings, and a \$20K Home Efficiency Rebate if achieving at least 35% energy savings.

West Virginia

Administering Agency: [West Virginia Office of Energy](#)

Program Status: HEAR and HER applications approved

State Allocation: \$88M

Program Description: West Virginia plans to increase the maximum rebates for low-income residents to \$16k/unit if achieving 20-34% energy savings and \$20k/unit if achieving at least 35% energy savings. The state is also designing rebate programs so they can stack with West Virginia's Weatherization Assistance Program and local utility rebates.

Wisconsin

Administering Agency: [Wisconsin Office of Energy Innovation](#)

Program Status: HER and HEAR rebates now available

State Allocation: \$149M

Program Description: Wisconsin has increased the maximum HER rebate amount for multifamily buildings where at least 50% of households are at or below 80% AMI to \$5,000 per unit if achieving between 20-34% energy savings and \$10,000 per unit if achieving 35% energy savings or more. HEAR rebates are now available for heat pump water heaters, heat pumps for space heating, electrical load service center upgrades, and electrical wiring. New construction projects are limited to the types of eligible measures they can receive rebates for. Apply for rebates [here](#).

Wyoming

Administering Agency: [Wyoming Energy Authority](#)

Program Status: HEAR and HER applications approved

State Allocation: \$69M

Program Description: Wyoming plans to launch the state's Home Energy Rebate programs this year, with a phased program launch targeting the first tranche of funding at low-income, single-family households. Phase two will expand the programs statewide and include moderate-income and multifamily households.