

Rental Property Owners



Do you want to get paid rebates to improve your rental property?
 Do you want to have comfortable, happy tenants with less turnover?
 Do you want to increase the long-term property value of your rental property?

Home Performance with Energy Star can help.

Create a competitive edge in the rental market by making your rental units more energy efficient. You can earn up to \$1,200 in rebates for making the improvements.

What rebates are available?

Rental properties can be in Columbia Water & Light's electric service area or in Boone Electric's service area.

Qualifying Improvement	Home Performance with Energy Star \$1,200 maximum
New AC/heat pump	\$200 (plus up to \$1,600 offered separately)
New windows and doors	\$100/opening, 5 openings max
Whole house air sealing	Up to \$420
Ductwork sealing	Up to \$300
Adding insulation	Up to \$500
New Refrigerator	No rebates available

What rental properties qualify?

Single family unattached homes.



Duplexes and condos with 3 major walls exposed to the outside (ambient) or an attached garage, and a minimum attic footprint of 900 sq ft. Duplexes and condos with an attic footprint of 700-899 sq ft **and** 3 major ambient walls or an attached garage are eligible if a qualifying air conditioner or heat pump is installed as part of Home Performance with Energy Star. In the lower graphic, the center condo would not qualify because it only has two ambient walls.



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Enhanced Home Performance with Energy Star



This program helps property owners **who rent to income-qualified tenants**. In addition to the minimum building requirements on the reverse side, to qualify for the Enhanced Home Performance Program the household's occupants must meet the income guidelines below. Income is determined by the City of Columbia Department of Community Development using the IRS 1040 definition of Adjusted Gross Income and includes all members of the household.

Up to **\$2,400 in rebates** are available through the Enhanced Home Performance program. Rebates are paid to the property owner, not the household's occupants, and may not exceed 50% of the cost to make the qualifying improvements.

Income guidelines for the household's occupants

Household size	Income
1	\$39,000
2	\$44,600
3	\$50,150
4	\$55,700
5	\$60,200
6	\$64,650
7	\$69,100
8	\$73,550

What rebates are available?

Qualifying Improvement	Enhanced Home Performance with Energy Star \$2,400 maximum
New AC/heat pump	\$400 (plus up to \$1,600 offered separately)
New windows and doors	No rebates available
Whole house air sealing	Up to \$840
Ductwork sealing	Up to \$600
Adding insulation	Up to \$1,000
New Refrigerator	Up to \$600

For application and income questions about Enhanced Home Performance contact Community Development at **573-874-7244**

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