



Incentive Programs to Improve Your Rental Property's Energy Efficiency and Save You Money

Energy efficiency incentives can pay for building upgrades including efficient lighting; improved heating, ventilation and air conditioning systems; better insulation and air sealing; replacement windows; water softener optimization, tune-ups or replacement; water conserving fixtures; and more.

Why take advantage of these incentives?

Incentive programs pay some or all of the costs of these building upgrades that have multiple benefits, including:

- Fewer maintenance issues and associated costs
- Lower operating and energy costs
- Greater tenant satisfaction and lower turnover rates

Financing, Rebates, and Grants are Available Now



PACE Financing

Available to buildings with four units or more, PACE Wisconsin provides low-cost, long-term financing for energy efficiency improvements, renewable energy systems like rooftop solar, and water conservation upgrades in participating counties, including Dane County. Learn more at: pacewi.org/property-owners



Rental Rehabilitation Loan Program

Available in the City of Madison, this program offers owners of rental housing properties (that charge no more than fair market rents) access to up to \$200,000 in low-cost loans to make major repairs, implement energy-efficiency upgrades, and comply with building codes and regulations. Find out more at: cityofmadison.com/dpced/community-development/housing/resources-for-homebuyers-and-property-owners/rehabilitation



Focus on Energy Multifamily Program

Available to buildings with four units or more, this rebate program provides guaranteed rebates on qualifying insulation, appliances, and systems that will save you money over the short and long term. focusonenergy.com/business/multifamily#multifamily-steps

Reach out to Karl Hilker to get started:
608-250-2365
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Energy Efficient Commercial Building Tax Deduction (179D)

The 179D Deduction covers energy efficient building components for new construction and retrofits of existing buildings, including HVAC systems, interior building lighting, and the building envelope (windows + insulation). The deduction amount is up to \$5.36/square foot for buildings put in place in 2023 and \$5.65/square foot for buildings put in place in 2024. Learn more at: daneclimateaction.org/what-you-can-do/Federal-Funding-for-Business



Weatherization Assistance Program - Project Home

Are at least half of your tenants eligible to receive payments for utility bill assistance through the Wisconsin Home Energy Assistance Program (WHEAP)? If so, sign up for Project Home's weatherization services and receive free or low-cost upgrades that save energy and money. Apply at: projecthomewi.org/programs/weatherization/multi-family-rentals-weatherization



Efficiency Navigator Program

The Efficiency Navigator Program provides free energy efficiency and other upgrades to small- and medium-sized multifamily housing in participating communities. Participation is open to unsubsidized multifamily housing with rents that are affordable to households at or below 80% Area Median Income. Reach out to Sustain Dane to learn more and apply: sustaindane.org/efficiency-navigator



Who can you reach out to if you have questions?

Contact Kathy Kuntz at kuntz.kathryn@countyofdane.com or Gabriel Saiz at gsaiz@cityofmadison.com



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