

Incentives – Existing Multifamily Properties

Existing Multifamily Program | Information Sheet | PI 320M



Incentives for Oregon Customers of Portland General Electric, Pacific Power, NW Natural, Cascade Natural Gas and Avista.

TRC is a Program Management Contractor for Energy Trust of Oregon.

Effective April 1, 2025, Energy Trust offers the following incentives for existing multifamily properties:

- Incentives are subject to change. To apply, submit a complete Energy Trust incentive application with all required accompanying documentation by the deadline listed in the application form.
- Windows and Insulation projects must be installed in accordance with the specifications outlined in the Specifications Manual available for download at www.energytrust.org/manual. Proof of U-value and window size required. A manufacturer's invoice showing the window size and U-value and/or an NFRC sticker that shows the U-factor is acceptable documentation. If not available, use the Windows Specification Supplement to document this information, available for download from <https://www.energytrust.org/commercial/multifamily-forms/>.
- Properties applying for cash incentives for weatherization or heating must have space heating provided by a participating utility. Properties applying for incentives for water heaters or clothes washers must have water heating provided by a participating utility.

Weatherization – Submit **Form 320WX** to apply for incentives

Upgrade	Existing Condition	Requirements	Incentive
Side-by-side attached dwelling units and duplex, triplex, fourplex properties only			
Windows – Electric or Gas Heat (including sliding glass patio doors and skylights)	Single-Pane or Double-Pane Windows	U-Value of 0.23 to 0.27	\$1 per square foot of window
		U-Value of 0.22 or lower	\$1.50 per square foot of window
Attic/Ceiling Insulation – Electric or Gas Heat	R-18 or less	R-38 or greater or fill cavity	\$1.25 per installed square foot
Floor Insulation – Electric or Gas Heat	R-11 or less	R-30 or greater or fill cavity (flat roof insulation does not qualify)	\$0.75 per installed square foot
Exterior Wall Insulation – Electric or Gas Heat	R-4 or less	R-11 or greater or fill cavity All heated exterior wall surfaces must be insulated	\$1.50 per installed square foot
Knee Wall Insulation – Electric or Gas Heat	R-4 or less	R-15 or greater for 2 x 4 cavities R-21 or greater for 2 x 6 cavities Must have vapor-permeable air barrier	
Rim Joist Insulation – Electric or Gas Heat	R-4 or less	R-15 or greater or fill cavity	
Stacked structures with five or more dwelling units			
Attic/Ceiling Insulation – Electric or Gas Heat	R-11 or less	R-49 or greater or fill attic space	\$0.25 per installed square foot
Floor Insulation – Electric or Gas Heat	R-11 or less	R-30 or greater or fill cavity	\$1.90 per installed square foot
Wall Insulation – Electric or Gas Heat	R-6 or less	R-11 or greater or fill cavity (flat roof insulation does not qualify)	\$0.50 per installed square foot

Weatherization (Continued) – Submit **Form 320WX** to apply for incentives

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Equipment	Existing Condition	Requirements	Incentive
Stacked structures with five or more dwelling units			
Windows – Electric or Gas Heat (including sliding glass patio doors)	Single-pane or Double-pane. Windows installed in residential units and heated common area spaces within the property that are accessible 24/7.	U-Value of 0.23 to 0.30	\$8 per square foot of window
Windows – Electric or Gas Heat (including sliding glass patio doors)		U-Value of 0.22 or lower	\$12 per square foot of window
Storm Windows – Electric or Gas Heat		Add Storm Windows: storm windows must be low-e glass with emissivity rating of 0.22 or lower and solar transmittance greater than 0.55. Storm windows must be permanently installed and in the same opening type as existing prime windows. Exterior storm windows must be oriented with the low-e coating facing interior of site. Storm window's frames must not make direct contact with metal-framed prime windows.	\$4 per square foot of storm window

Pipe Insulation – Submit **Form 320WX** to apply for incentives

Equipment	Existing Condition	Requirements	Incentive
Stacked structures with five or more dwelling units			
Boiler Pipe Insulation – Gas Low-pressure steam (less than 15 psig) or hot water used for space heating (hot water pipe diameter must be at least 3" and insulated to 2")	No Insulation	1.5" diameter pipe or less requires minimum 1.5" thick insulation. Pipe greater than 1.5" in diameter requires minimum 2" thick insulation. Indoor pipe insulation projects must include all service jacketing (ASJ) and outdoor pipe insulation projects must include aluminum or PVC jacketing. Batt insulation does not qualify for incentive. Property must be fueled by gas provided by a participating utility.	\$10 per linear foot
Domestic Hot Water Pipe Insulation – Central gas-fired recirculation systems only			\$10 per linear foot

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Heating, Ventilation and Cooling – Submit **Form 320HVAC** to apply for incentives

Equipment	Requirements		Incentive
Side-by-side attached dwelling units and duplex, triplex, fourplex properties only			
Gas High-Efficiency Direct-Vent Fireplace	Must use intermittent pilot ignition. Qualifying models at: www.energytrust.org/fireplace . Gas must be provided by a participating gas utility.	FE 70 – 74.9%	\$150 per unit
		FE 75% or greater	\$250 per unit
Ducted Heat Pump	Equipment must be at least 7.50 HSPF2 if manufactured on or after 1/1/2023 ¹ . Must be residence's primary heat source and replace electric forced air furnace. Energy Trust recommends electric auxiliary heat be locked out by thermostat at 35°F or per manufacturer's recommended energy saving setting. Thermostat must either have an outdoor temperature sensor or be a qualified web-enabled model that is connected to the internet. Cannot be combined with other heat pump, heat pump controls or smart thermostat incentives.		\$1,000 per unit
Heat Pump Advanced Controls	Add a qualifying thermostat to a new or existing ducted heat pump with electric forced air furnace auxiliary heat. Thermostat must be either web-enabled or utilize an outdoor temperature sensor and be programmed with a 35°F degree lockout. Cannot be combined with other heat pump, heat pump controls, or smart thermostat incentive. Must be contractor installed. Qualifying models at https://energytrust.org/heatpumpcontrols .		\$250 per unit
All multifamily property types			
Extended Capacity Heat Pump	Must be primary heating source in a central ducted system, and residence must not have a backup gas heating system. Heat pump must be included in Energy Trust's list of qualifying products . Thermostat controls must be set with an auxiliary heat lockout setting per manufacturer's recommendations. Cannot be combined with other Energy Trust heat pump or controls incentives. Projects replacing electric forced air furnaces must not add additional ductless heads.	Replacing Any Heat System	\$1,000 per unit
		Replacing Electric Forced Air Furnace	\$3,000 per unit
Ductless Heat Pump (DHP)	Equipment must have at least 8.10 HSPF2 rating. At least one indoor unit must displace functioning electric resistance heat in primary living space. Electric resistance heat includes electric furnace, baseboard heat, ceiling heat or in-wall unit. Replacing natural gas heating does not qualify. Mini-split systems with ducts can qualify if all other requirements are met. Only systems with newly installed short run ducts for a single space qualify. Extended capacity DHPs can qualify if all other requirements are met.		\$1,800 per outdoor unit
Packaged Terminal Heat Pump (PTHP)	Must replace electric resistance heat or a packaged terminal air conditioner (PTAC) with existing electric resistance heating. Qualifying models must be found on the PTHP list here: www.ahridirectory.org . Replacing an existing packaged terminal heat pump (PTHP) unit does not qualify for an incentive.		\$800 per unit

¹ Applicable HSPF2, EER2 or SEER2 requirements apply to equipment manufactured after January 1, 2023. DHPs manufactured before January 1, 2023, must have an HSPF rating of at least 9.0 to qualify. If the DHP equipment installed was manufactured prior to January 1, 2023, verify eligibility at energytrust.org/eestandards. Properties applying for heating incentives must have space heating provided by a participating utility.

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Heating, Ventilation and Cooling (Continued) – Submit **Form 320HVAC** to apply for incentives

Equipment	Requirements	Incentive
All multifamily property types		
Thermostatic Radiator Valves (TRVs)	Must replace manual, non-thermostatically controlled valves at dwelling unit radiators. Must be installed in a gas central hydronic or central steam systems served by a participating gas utility.	\$200 per TRV
Hydronic Heating Circulator Pumps	Pump motor must be variable speed electronically commutated motor (ECM). Pumps must be used for space heating. Limited to in-line circulators with a horizontal motor. Applicable to multiple pump motors configured in parallel. Projects where a pump is functional and not at the end of its useful life do not qualify for an incentive. ECMs without speed controls do not qualify. Property must receive electricity from a participating utility.	More than 1/6 hp to 3/4 hp or less \$250 per circulator pump
		More than 3/4 hp to 2.5 hp or less \$350 per circulator pump
		More than 2.5 hp to 5 hp or less \$750 per circulator pump
Steam Traps – Low-pressure (below 5 psig) systems only	Must replace or repair a failed, open existing steam trap. Must be installed on a gas-fired steam boiler system served by a participating gas utility. All steam traps in the system must be tested for failure status prior to replacement or repair. Steam traps must be installed on a gas-fired steam boiler system served by a participating gas utility. For trap repairs, invoices for steam trap repair parts are required.	\$350 per replaced or repaired trap
Gas-fired High-Efficiency Condensing HVAC Boiler	Must have at least 94% Annual Fuel Utilization Efficiency (AFUE) or Thermal Efficiency (TE). Must not be a backup, redundant or lagging boiler. Must be used for HVAC purposes: boilers used for domestic hot water (DHW), pool heating, and “heat adders” that serve water-source heat pump systems do not qualify. Must have a turndown ratio of at least 5 to 1. Boiler must be served by a participating gas utility.	\$6.50 per kBtu/h
Smart Thermostat	For self-installed thermostats, space heating may be provided by furnace or ducted heat pump with fuel by participating utility. For contractor-installed thermostats, space heating must be provided by gas furnace or ducted heat pump and site must receive electric service from a participating utility. Qualifying models are listed at: www.energytrust.org/thermostat .	Self-installed: \$100 each
		Contractor-installed: \$250 each

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Heating, Ventilation and Cooling (Continued) – Submit **Form 320HVAC** to apply for incentives

Equipment	Requirements		Incentive
All multifamily property types			
Advanced Rooftop Controls (ARC) – Full Retrofit – Properties with 500 or more annual operating hours	Existing system must have nominal cooling capacity of at least 5 tons and single speed supply fan or motor. Existing systems equipped with a VFD or a CO ² sensor for DCV do not qualify. Existing systems with economizers do not qualify. Installed equipment must have a controller with digital, integrated economizer with either differential dry-bulb or differential enthalpy with fixed dry-bulb high-limit shutoff. Installed equipment must have a controller with DCV with proportional control based on CO ² sensor reading. Installed equipment controls must be on BPA qualifying product list .*	Gas- or electric-heated property with a participating electric utility	\$300 per ton
		Gas-heated property without a participating electric utility	\$300 per ton
Advanced Rooftop Controls (ARC) – Lite Retrofit – Properties must meet minimum operating hours	Existing system must have a nominal cooling capacity at least 5 tons and must have a single speed supply fan or motor. Existing systems equipped with a variable frequency drive (VFD) do not qualify. Existing systems with economizers do not qualify. Installed equipment must have a VFD and controller for variable speed fan operation. Installed equipment controls must be on BPA qualifying product list .*		\$200 per ton
High-Efficiency Bath Fan without a light	Fan must be rated CFM 70 or higher and must be on the ENERGY STAR® Most Efficient (ESME) 2022 approved list.		\$13 per unit
Stacked structures with five or more dwelling units			
Condensing Gas Furnace	Input capacity must be less than 225,000 Btu/h input. Must have at least 91% Thermal Efficiency (TE) rating. Must be a part of a centralized heating system serving multiple units or regularly occupied multifamily common area. Offices are not considered common areas. If furnace doesn't have Thermal Efficiency (TE) rating, use Annual Fuel Utilization Efficiency (AFUE). If furnace is rated in both TE and AFUE, TE shall be used to determine qualification. Gas must be provided by a participating gas utility.	At least 91% Thermal Efficiency (TE)	\$8.25 per kBtu/h

*BPA qualifying product list <https://www.bpa.gov/-/media/Aep/energy-efficiency/document-library/advanced-rooftop-unit-control-qualified-products-list.pdf>

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Appliances – Submit **Form 320APP** to apply for incentives

Equipment	Requirements			Incentive
All multifamily property types				
ENERGY STAR® Commercial Front-Loading Clothes Washer– Electric or Gas water heat	Must be installed in common areas only. Leased equipment must be new. A signed lease agreement and documentation that identifies washer quantity, model number(s), and retail cost of clothes washer are required. Installed products must be active on the current ENERGY STAR list: https://www.energystar.gov/productfinder/product/certified-commercial-clothes-washers/results .	Dryer Type	Participating Utility	
		Electric	Gas or Electric	\$400 each
		Gas	Gas or Electric	\$350 each
		Electric/ Gas	Electric Only	\$150 each
		Electric/ Gas	Gas Only	\$100 each
ENERGY STAR Refrigerator	Must be 14.3 to 20.5 cubic feet with a top freezer and no through door ice. Must be active on ENERGY STAR 5.1 certified list: https://www.energystar.gov/productfinder/product/certified-residential-refrigerators/results .			\$70 each

Equipment	Requirements	Incentive	
Assisted Living Properties Only			
Ozone Laundry System	Must be installed in an assisted living property. Each ozone laundry system must be new and installed on either new or existing programmable commercial washing machine(s). Each ozone generator may serve one or more washers. All existing/new washers at a facility must be reprogrammed and connected to work with the new ozone laundry system. Partial conversions do not qualify. Water heating for clothes washing must be provided a participating utility. Water heating may be provided by boilers, or gas or electric water heaters. The ozone laundry system(s) must transfer ozone into the water with either the venturi injection or bubble diffusion process.	Total Laundry capacity - less than 75 lbs	\$5,000 per system
		Total Laundry capacity - 75 to 125 lbs	\$7,500 per system
		Total Laundry capacity - 126 to 400 lbs	\$15,000 per system
		Total Laundry capacity - 401 to 600 lbs	\$25,000 per system
		Total Laundry capacity - more than 600 lbs	\$30,000 per system

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Water Heating – Submit **Form 320WH** to apply for incentives

Gas Equipment	Requirements	Incentive	
All multifamily property types			
Commercial Condensing Tank Water Heater – Gas	Gas-condensing, storage-type water heater with integral tank volume at least 10 gallons. Must have a minimum 94% Thermal Efficiency (TE) or recovery efficiency. Water heater input capacity must be greater than 75 kBtu/h. Additional storage-only tanks may be present. Property must have a shared central domestic hot water system and must have water heating provided by a participating utility. Projects where existing water heater is functional, and not at the end of its useful life, do not qualify.	\$3.50 per kBtu/h	
Commercial Condensing Tankless Water Heater/Boiler at least 200 kBtu/h	Gas-condensing domestic hot water (DHW) must not be used for space heating and must serve a central water heating system. Must have minimum 94% Thermal Efficiency (TE). Water heater input capacity of at least 200 kBtu/h. Integral tank volume must be less than 10 gallons. Installed equipment must be on the AHRI certified product list . Property must have water heating fuel provided by a participating utility.	\$1.40 per kBtu/h	
Side-by-side or duplex, triplex, fourplex properties only			
Residential Gas Tankless Water Heater – under 200 kBtu/hr input	Water heater must be ENERGY STAR® qualified at the time of purchase. Please visit energytrust.org/tanklesswaterheaters for a list of qualifying models. Water heater must replace storage tank water heater. Dwelling unit must have an existing dedicated ½” gas line capable of serving the tankless water heater OR an existing ¾” gas line that can serve the existing appliances, in addition to the tankless water heater, Hybrid water heaters do not qualify. Property must have water primarily heated by a participating utility. Properties without an existing gas line only qualify if gas line installed at no cost by a utility.	\$400 per unit	
Stacked structures with five or more dwelling units only			
Domestic Hot Water (DHW) Recirculation Pump Controls	Pump control types must be temperature, combined timer and temperature or learning controls. Property must have domestic central water heating. DHW recirculation system must meet applicable codes and regulations. Both retrofitted controls or integral controls qualify. Property must have water heating fuel provided by a participating utility.	1/4 horsepower (hp) and below	\$180 per system
		More than 1/4 hp up to 1.25 hp	\$300 per system
		More than 1.25 hp up to 2.5 hp	\$600 per system
		More than 2.5 hp up to 5 hp	\$1,400 per system
Condensing Tankless Water Heater under 200 kBtu/h input - Gas	Gas-condensing domestic hot water (DHW) must not be used for space heating and must serve stacked structures with central water heating. Water heater Uniform Energy Factor (UEF) must be at least 0.94. Water heater input capacity must be less than 200 kBtu/h per water heater. Additional hot water storage tanks cannot be added. Must be on AHRI certified product list .	\$140 per unit	

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Pool and Spa Incentives – Submit **Form 320WH** to apply for incentives

Equipment	Requirements			Incentive																									
All multifamily property types																													
Commercial Swimming Pool Heater	Maximum 400 kBtu/h capacity per heater, maximum 1,000 kBtu/h for all heaters combined. Non-condensing heaters require minimum 84% efficiency. Condensing heaters require minimum 94% efficiency. Must be a replacement, gas-fired pool heater. Cannot be combined with pool cover incentives. Must be a replacement, gas-fired pool heater. Heater must not have a continuously burning pilot light. Covered and not covered pools both qualify. Qualifying pool covers include solid track, bubble type, or foam type with storage reels. Property must receive gas from a participating utility.	Non-condensing Heater, Covered		\$0.90 per sq. ft. of pool surface area served by heater																									
		Non-condensing Heater, Uncovered		\$1 per sq. ft. of pool surface area served by heater																									
		Condensing Heater, Covered		\$3 per sq. ft. of pool surface area served by heater																									
		Condensing Heater, Uncovered		\$5 per sq. ft. of pool surface area served by heater																									
	The pool must meet the following minimum area requirements:																												
	<table><tr><td>Heater Type</td><td>Covered Pool</td><td>Indoor or Outdoor Pool</td><td>Minimum Required Pool Sq. Ft.</td></tr><tr><td rowspan="2">Condensing</td><td rowspan="2">No</td><td>Indoor</td><td>1,275</td></tr><tr><td>Outdoor</td><td>700</td></tr><tr><td rowspan="2">Condensing</td><td rowspan="2">Yes</td><td>Indoor</td><td>2,150</td></tr><tr><td>Outdoor</td><td>1,050</td></tr><tr><td>Non-condensing</td><td>No</td><td>Either</td><td>500</td></tr><tr><td rowspan="2">Non-condensing</td><td rowspan="2">Yes</td><td>Indoor</td><td>850</td></tr><tr><td>Outdoor</td><td>500</td></tr></table>				Heater Type	Covered Pool	Indoor or Outdoor Pool	Minimum Required Pool Sq. Ft.	Condensing	No	Indoor	1,275	Outdoor	700	Condensing	Yes	Indoor	2,150	Outdoor	1,050	Non-condensing	No	Either	500	Non-condensing	Yes	Indoor	850	Outdoor
Heater Type	Covered Pool	Indoor or Outdoor Pool	Minimum Required Pool Sq. Ft.																										
Condensing	No	Indoor	1,275																										
		Outdoor	700																										
Condensing	Yes	Indoor	2,150																										
		Outdoor	1,050																										
Non-condensing	No	Either	500																										
Non-condensing	Yes	Indoor	850																										
		Outdoor	500																										
Commercial Pool Cover	Pool must be heated. Pool must not have had a pre-existing cover within 6 months of pool cover installation. Cover must be specifically designed for swimming pools, cover entire pool area, and utilize a storage reel. Liquid evaporation suppressants, solar disks, and mesh covers do not qualify. Covers installed at residential pools do not qualify. Pool heating fuel must be provided by a participating utility.			\$6 per sq. ft. of pool surface area																									

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Generator Block Heater Incentives – Submit **Form 320HVAC** to apply for incentives

Equipment	Requirements			Incentive
All multifamily property types				
Forced Circulation Generator Block Heater	Generator must be stationary and fixed. The heater must use forced circulation and be installed by manufacturer-certified installer. Site must receive electricity from a participating utility. For retrofit projects (upgrades), the heater must replace a thermosiphon block heater.	Electric Resistance type Generator Block Heater	1.6-3.0 kW, retrofit (upgrading existing, functional) heater	\$320 per heater
			3.1-9.0 kW, retrofit (upgrading existing, functional) heater	\$1,400 per heater
		Heat Pump type Generator Block Heater	4.0-5.9 kW, retrofit (upgrading existing, functional) heater	\$12,000 per heater
			6.0-8.9 kW, retrofit (upgrading existing, functional) heater	\$22,000 per heater
		Electric Resistance type Generator Block Heater	1.1-2.5 kW, new or replaced heater	\$320 per heater

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Point-of-Purchase Incentives

Equipment	Incentive Availability
Energy Trust works with retailers throughout the state to offer point-of-purchase discounts on certain energy-efficient equipment to help make upgrades more affordable.	
ENERGY STAR® Residential Clothes Washers	For more information on ENERGY STAR certified washers and dryers, visit www.energytrust.org/appliances for details.
ENERGY STAR Residential Clothes Dryers	
High-Efficiency Water Heater - Gas	For more information on efficient residential gas tank water heaters and heat pump water heaters, visit www.energytrust.org/hotwater for details.
Gas Heat Pump Water Heaters	

Lighting

Equipment	Requirements
High-Efficiency Common Area Lighting	See www.energytrust.org/incentives/multifamily-lighting-lighting-controls/ .

Solar – Must be installed by an Energy Trust Solar Trade Ally

Equipment	Requirements
Solar Electric	Visit www.energytrust.org/solar/ for details, or to discuss incentive opportunities with an Energy Trust Solar Trade Ally.

Custom Incentives May Be Available

Energy-efficient equipment not listed may still be eligible for custom incentives. To learn more about these and other incentives, call the Existing Multifamily Program at 1.877.510.2130 or visit our website at www.energytrust.org/multifamily .
