

Improve Comfort and Save Money and Energy with Multifamily Incentives

Financial Incentives for Multifamily Owners Who Upgrade Their Buildings

Seattle City Light's Multifamily Retrofit Program offers building owners incentives for window retrofits, ENERGY STAR® rated exterior door installation and insulation upgrades. Properties with at least 50% of units whose residents are enrolled in our [Utility Discount Program](#) qualify for ductless heat pump and connected thermostat incentives as well as increased door, window, and insulation incentives. These incentives reduce your total project costs and help make upgrades more affordable.

Benefits

Upgrading your building's windows, doors, heating system, thermostat, and/or insulation can greatly improve your energy performance, protect occupant comfort and health, and enhance your building's durability and resilience. Working with City Light can help cover a significant portion of the cost of these upgrades!

Additional benefits include:

- Lower your energy costs
- Qualify for additional local, state, and federal incentives
- Improve the look and feel of your building
- Align with local and state performance standards

Eligibility Criteria

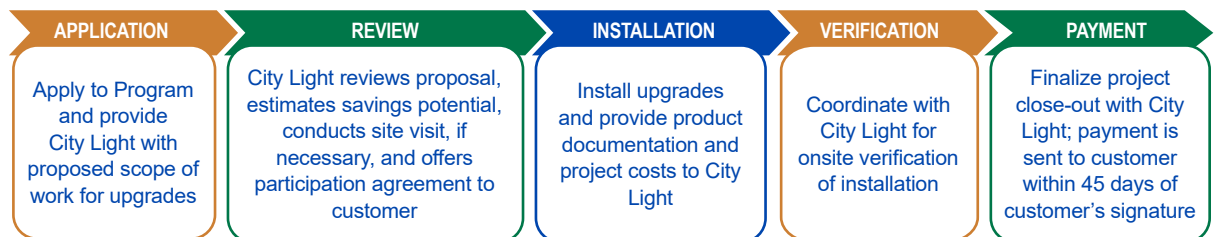
- Must be a Seattle City Light electricity customer
- The building must be an apartment building, condominium, retirement community, and/or cooperative
- The building must have five or more units and have permanently installed electric heat (baseboard, wall unit, furnace, heat pump) as its primary heat source

Seattle City Light is now offering income-qualified incentives for our multifamily customers!

Your building is eligible if 50% or greater of the total units in the building are occupied by residents enrolled in City Light Utility Discount Program (UDP). [Click here for more details](#) or contact our Financial Assistance team to learn more about the Utility Discount Program.

Process for Multifamily Incentives

Before starting work or purchasing equipment, you must sign a participation agreement with City Light to qualify for incentives.



The Multifamily Retrofit Application is [available online](#). Once your application is received, all project applicants will work directly with an Energy Management Analyst to provide the necessary project details.

Questions or want to initiate an application?

Contact Seattle City Light Energy Advisors: SCEnergyAdvisor@seattle.gov or (206) 684-3800.

More information available online, including full program requirements and application, at: [Multifamily Building Energy Solutions - City Light | seattle.gov](#)

Available Multifamily Incentives from City Light

Incentives may not exceed 70% of project costs. Incentives are subject to availability of funds and eligibility.

Measure	Buildings	Existing Condition	Post-Construction	Incentive (\$/sf)	
		Panes & Frame	U-Factor	Market-Rate	Income-Qualified
Windows	1 to 3 Floors	Single pane (any frame) or Double pane (metal frame only)	≤ 0.30	\$15.00	\$45.00
			≤ 0.22	\$20.00	\$45.00
	4+ Floors	Single pane (any frame) or Double pane (metal frame only)	≤ 0.30	\$8.00	\$45.00
			≤ 0.22	\$8.00	\$45.00
Low-E Storm Windows*	1 to 3 Floors	Single pane (any frame) or Double pane (metal frame only)	ENERGY STAR® certified	\$2.00	\$10.00

*Not currently available to mid- or high-rise multifamily buildings of 4+ floors.

Have a historic building and think you can't upgrade your windows? Think again!

“Low-E Storm Windows” are inserts that can:

- reduce drafts and improve comfort
- help reduce moisture and improve indoor air quality
- reduce street noise
- maintain original home exterior

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Measure	Buildings	Assembly	Existing Condition	Post-Construction	Incentive (\$/sf)	
			R-Value	R-Value	Market-Rate	Income-Qualified
Insulation	1 to 3 Floors	Attic	≤ R11	≥ R49	\$1.45	Incentive will cover 70% of the insulation project costs
			R12 through R19	≥ R49	\$0.35	
		Floor	≤ R11	≥ R30	\$1.35	
			Wall	≤ R0	≥ R11	
	4+ Floors	Roof	≤ R5	≥ R49	\$1.90	
		Wall	≤ R5	≥ R11	\$0.85	

Measure	Buildings	Existing Condition	Post-Construction	Incentive (\$/unit)	
				Market-Rate	Income-Qualified
Exterior Doors	1 to 3 floors	Substandard door (contact the EMA assigned to your project)	ENERGY STAR certified	\$45.00	\$700.00

Measure	Buildings	Existing Condition	Post-Construction	Incentive (\$/unit)	
				Market-Rate	Income-Qualified
Ductless Heat Pumps	Any Multifamily	Electric-resistance space heat (baseboards/wall heaters, forced-air furnace, wall or floor hydronic)	AHRI Certificate - HSPF2 that meets or exceeds federal min.	Products available through local distributors	\$6,000.00

Sample City Light Incentivized Project

The following table shows hypothetical incentive amounts for a 2,000 ft² window replacement in a 3-story building upgrading from single pane to qualifying double pane.

	Market-Rate	Income-Qualified
Total Project Cost	\$135,000	
Energy Savings	47,740 kWh	
Incentive Amount, limited to 70% of total costs	\$30,000	\$90,000
Out of Pocket Costs	\$105,000	\$45,000

Time to Replace Fluorescent and HID lamps with City Light's Generous Incentives: Washington is phasing out all mercury-containing lighting, including fluorescents. Let City Light help you switch to efficient LED lighting today. [HB1185](#)



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