



**LOW COST/NO COST**  
property  
upgrades

**LOWER**  
energy costs

**GREATER**  
comfort

**HAPPIER**  
tenants

## Property owners with 1–4 units who rent to income-eligible tenants can receive low- to no-cost energy efficiency upgrades

If your rental property has 1-4 units and your tenants are low- to moderate-income, your building may be eligible for low- to no-cost energy efficiency upgrades through New York State's EmPower+ program.

Upgrades may include:

- Replacement of inefficient refrigerators or freezers.
- High-efficient lighting.
- Air sealing to reduce drafts.
- Additional insulation for walls/attic.

### Lower energy costs at little or no cost to you

When your tenant applies to EmPower+, some of the energy upgrades are completely covered by NYSERDA at no cost to you. Additionally, there are partially-funded energy upgrades that the building may be eligible for. You can choose to participate in these partially-funded upgrades, or not.

### What's in it for property owners?

Here are a few reasons why the EmPower+ program makes sense for you:

- Energy efficiency upgrades improve your property without a substantial (or any) investment from you.
- A more comfortable home attracts and retains long-term renters, helping keep your units filled and revenue steady.
- Lower energy costs reduce the financial burden on your tenants, making it easier for them to pay their rent on time.
- Making upgrades at no cost to your tenant improves the relationship and provides added incentive to renew their lease for another year.

visit:  
[nyserdera.ny.gov/empower](https://nyserdera.ny.gov/empower)

call:  
**1-866-NYSERDA**



**NYSERDA**

## Quality work you can trust

A team of energy efficiency experts works with you through the entire process, from the initial conversation through the assessment of your property, all the way to the completion of work. Rest easy knowing that the contractor providing your energy services is qualified and credentialed by the Building Performance Institute (BPI) and other national organizations that set the technical standards for contractors in energy-efficient building performance

## Ready to get started?

To learn more about the benefits of EmPower+, including directions for the tenant application process, visit: [nyscrda.ny.gov/empower](https://nyscrda.ny.gov/empower), or call 1-866-NYSERDA

- To learn more about EmPower+ for renters, please visit: [nyscrda.ny.gov/EmPower-Renters](https://nyscrda.ny.gov/EmPower-Renters)
- For a list of EmPower+ contractors serving your area, visit: [nyscrda.ny.gov/EmPower-Find-Contractors](https://nyscrda.ny.gov/EmPower-Find-Contractors)
- For application information, please visit: [nyscrda.ny.gov/EmPower-Application](https://nyscrda.ny.gov/EmPower-Application)
- Looking to understand more about clean energy? New York State has regional Clean Energy Hubs that offer guidance and information. Find and connect with your local hub here: [nyscrda.ny.gov/CE-Hubs](https://nyscrda.ny.gov/CE-Hubs)



### About NYSERDA's EmPower+ Program

Though EmPower+, both income-eligible owners and renters of 1-4 family homes are eligible for project incentives. For a project to receive core energy efficiency improvements, rental properties must have approval from the landlord/building owner for work to proceed. For both low and moderate-income 2-4 family homes, if 50% or more of the units are income-eligible for EmPower+, then the entire building is considered income-eligible.