

Your tenant(s) is eligible for free energy services through the EmPower New York program sponsored by the New York State Energy Research and Development Authority (NYSERDA).

EmPower New York's mission is to help lower-income households save money by performing home improvements that will reduce energy use. As the landlord, you will benefit from energy-efficient upgrades made to your property at absolutely no cost to you. Your tenant(s) will see a difference in their monthly utility bills, which may alleviate some financial strain, making it easier for them to stay current with their rent.

The services provided are completely free to you and your tenant(s). No lien will be placed on your property and you can sell the home at any time. We're not code inspectors; we're simply offering to provide you and your tenants with home performance upgrades that will make your property more energy efficient. When we decrease our overall energy usage, we save money while creating a healthier living environment for all New Yorkers.

Based on tenant energy use, NYSEDA will consider the following upgrades:

- High-efficiency lights. Installation of ENERGY STAR® high-efficiency lights that offer bright light and use at least two-thirds less energy. They are much less expensive to run and last at least six times longer (10,000 hours or more) than an old-fashioned incandescent bulb.
- New Refrigerator. If your refrigerator qualifies, we will replace it with a brand-new ENERGY STAR® model that includes a one-year warranty and recycle the old one.
- Address high heating costs. In situations where tenant heating costs are high, the following upgrades may also be offered:
 - > Attic or wall insulation
 - > Smart thermostat (ecobee3-lite)
 - > Strategic air sealing to reduce drafts
 - > Hot water pipe insulation
 - > High-efficiency showerheads

The work is performed by Building Performance Institute (BPI) GoldStar contractors participating in EmPower. BPI is a national organization that sets the technical standards for contractors in energy-efficient building performance—so you can be assured of quality work. Learn more about BPI at www.bpi.org.

How it works

Step 1: The Audit. A BPI GoldStar contractor performs an energy audit. NYSEDA pays for the energy audit entirely—there is no cost to you or the tenant(s).

Step 2: Quick and Easy Improvements. Generally, on the same day as the energy audit, the contractor will make minor improvements, such as insulating the hot water pipes, replacing old light bulbs with high-efficiency lighting, and installing a smart thermostat. The contractor will also give your tenant(s) tips for ways to save more energy in their daily routines. This is also done at no cost to you or your tenants.

Step 3: Larger Improvements. Based on the audit, the contractor may recommend more significant energy efficiency measures—such as insulation, appliance exchange, air sealing—to EmPower. An appointment is scheduled, and the contractor returns to do the work. You are welcome to attend. Approved upgrades are provided at no cost to you or the tenant(s).

Get started; it's easy

Enclosed is our Rental Property Home Services Agreement. Please sign and return to your tenant, or directly to us, at the address above within three weeks. Please be sure to include proof of ownership of the property, which could include a deed, a property tax bill, or receipt.

Questions? Concerns?

Learn more about EmPower by visiting nyserda.ny.gov/empower. If you have any questions, concerns, or additional tenants who may qualify, contact us at 1-877-697-6278. We look forward to hearing from you soon.