

Clean Buildings Early Adopter Incentive Program

The Clean Buildings Early Adopter Incentive Program found in RCW 19.27A. 220 applies to covered commercial and multifamily residential buildings greater than 50,000 square feet.

The incentive program begins July 1, 2021.

Qualifications

- The building must be a covered commercial or multifamily building with over 50,000 square feet of gross floor area.
- At least one participating "qualified" electric utility, gas company or thermal energy company providing or delivering energy services.
 - This is a state incentive and can be administered in addition to utility conservation incentives.
 - Utilities who do not pay public utility taxes (PUT) are not "qualified" to participate in the Early Adopter Incentive program.
- The building must be 15 EUI (Energy Use Intensity) or more above their target.
- The building must be brought into full compliance with the Clean Buildings Standard, and meet their EUI (Energy Use Intensity target).

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Visit the **Early Adopter Incentive webpage** for more details and qualifications for this program.

Frequently Asked Questions

1) Where do I find the targets to see if my buildings is 15 EUI or more above the targets?

You can find the building activity targets for finding your EUI in WAC 194-50 Annex Z, Table 7-2a.

2) Can I combine incentives received from the utilities with this incentive program?

Yes, this is a state incentive and can be administered in addition to utility conservation incentives. The Early Adopter Incentive works parallel to utility incentives. A building may apply for utility incentives through the utility process.

The Early Adopter Incentive Program is one time performance based incentive. This incentive is for early compliance with the Clean Buildings Law. Buildings must be 15 EUI above their target to apply and meet or exceed their target to receive this incentive.

3) How much funding is available?

Incentive funds are limited to \$75 million.

4) How much of an incentive am I eligible for?

An eligible building owner that demonstrates early compliance with the Clean Buildings Performance Standard may receive a one-time base incentive payment of \$.85 per gross square foot of floor area, excluding parking, unconditioned, or semi-conditioned spaces.

5) Can I receive a partial incentive?

No, to receive the Early Adopter Incentive a building must be meet their EUI target and bring their building into full compliance with the Clean Buildings Performance Standard.

6) What if I have more than one “qualified” participating energy service provider?

When a building has more than one qualified participating energy service provider the incentive is based on the proportion of energy use reduction by fuel type.

7) How do I apply for the incentive program?

Early Adopter Incentive applications are submitted through the Clean Buildings Portal.

8) What happens after an application is submitted and my building meets the requirements for incentive?

Commerce certifies the application and calculates the incentive amount. The qualified participating utility verifies that tax credits are available for the proposed completion date. When a building has more than one utility providing energy services, the incentive is based on the proportion of energy use reduction by fuel type.

Once an application is approved, Commerce notifies the applicant to move toward implementation of energy efficiency measures (EEM) followed by measure and verification.

9) Is there a limit to the number of applications that an owner can submit?

No, there is no limit. The criteria is one application per covered commercial building or multifamily residential building exceeding 50,000 square feet of gross floor area.

10) When are incentive payments made?

Incentive Payments are made after all the requirements of the Clean Buildings Standard are met and verified by Commerce. After verification the calculated incentive is authorized for payment by the participating qualified utility or utilities to the building owner.

11) Commerce will be tracking all incentive funds calculated and paid through the Clean Buildings Portal.

According to RCW 19.27A.240, qualifying utilities in the state of Washington administer incentive payments.

- Utilities with over 25,000 customers are required to participate, for utilities with less than 25,000 customers this is voluntary program.

- Utilities that issue the Early Adopter incentive payment to building owners receive a tax credit from the Department of Revenue. The tax credit is used against Public Utility Tax liability.