

## **New Homes Program Guidelines April 15, 2021**

### **General Participation Requirements**

- “Builder” is defined as a developer or a constructor of a new, single-family, residential home, or a homeowner that acts as the owner and general contractor of a new, single-family, residential home. Builders do not include homeowners who purchase a new, single-family residence from a Builder. In cases where a builder and a developer are both involved in the building process, the party that is carrying the cost of the home is eligible for the incentive.
- The home must be new, site-built, single-family residential construction that has received permanent electric service from the Distributor for less than one year.
  - Homes that have received permanent electrical service for more than 12 months are not eligible to participate in the program.
  - The home may be a duplex or a condominium, and each separately metered unit will count as a single-family residence.
  - A home that is attached to other homes is considered “single-family” if property lines are located between the homes. For example, in attached townhouses or condominiums, a home that is owned, sold, or deeded as separate property is considered a single-family home. A home that is built or sold as time-share property is not considered a single-family home.
  - Manufactured, plant-built, and multi-family homes are not eligible for participation in the New Homes Program.
  - Modular homes are eligible for participation as a single-family home if they meet local building codes and have a duct system that is not plant-installed.
- Work performed or installations made at the home after the home’s final date of completion or construction end date are not eligible for an incentive under this Program.
- When submitting a home application through this Program, Builder must choose to submit the home application under one of the following classifications:
  - All Electric Home (No Gas)
  - Electric Heat Pump and Conventional Electric Water Heater
  - Electric Heat Pump
  - Dual Fuel Heat Pump and Conventional Electric Water Heater
  - Dual Fuel Heat Pump
  - Mini-split Home (Whole Home)
  - Conventional Electric Water Heater
- The Electric Vehicle Connectivity incentive is available for Builders that install a dedicated 240-volt (minimum 40-amp rated) electrical circuit and receptacle (and/or a UL 2594 certified electric vehicle charging station) in a garage or similar space intended for electric vehicle use. Homes falling under this classification are subject to the standard validation process.
  - The Electric Vehicle Connectivity incentive is not a standalone option. It is an add-on incentive and must be coupled with one of the classifications above.
- Instantaneous, tankless electric water heaters and heat pump water heaters are not eligible for an incentive under this Program.
- Equipment must be installed as the home’s primary heating/cooling source to be eligible for this Program.
- Builders must complete the TVA New Homes Orientation session before submitting any homes through this Program.
- Builders must complete TVA-provided work completion form(s) and return to Distributor or third-party Administrator.
- As determined by TVA, this Program and any incentive available under this Program must have: (1) influenced Builder’s selection of equipment installed in each new home; and (2) influenced the Builder to install electric or dual-fuel equipment instead of gas-fired or propane-fueled equipment.
- Homes/equipment are not eligible for an incentive under this Program if the home/equipment has previously participated in or received any form of compensation or incentive through a TVA or EnergyRight Program.

- All homes submitted as part of this Program are subject to a quality assurance review, performed by TVA or a third party, to ensure these Program Guidelines are met.
- To be eligible for this Program, construction of homes must have begun on or after December 1, 2016.
- Only homes that have been receiving electrical service from the Distributor for less than one year are eligible for an incentive as part of this Program.
- If, for any reason, TVA decides to terminate the New Homes Program, Builder will have six months to complete and submit homes in order to receive an incentive. To be eligible for an incentive after Program termination, construction of the home must have begun before the effective date of Program termination.

### **Administration**

- For Distributors selecting the Turnkey Model, TVA will provide incentives directly to Builders.
- For Distributors selecting the LPC-Managed Model, TVA will provide incentives to Distributor for disbursement to Builders, in accordance with Distributors' TVA-approved New Homes Program Implementation Plan (PIP).
- For Distributors that change Program models, the previous New Homes Program Agreement will be deemed terminated as of the effective date of the current New Homes Program Agreement. The Termination/Suspension Obligations section of the previous New Homes Program Agreement will apply as of the previous Program Agreement's termination date.
- "Validation" means verification that a home has been constructed at the site and that the equipment submitted for an incentive was installed at the home. If a home is submitted for the "All Electric Home" incentive, validation will include verification that gas service is not available at the home and that the home does not contain any gas-fired appliances or devices.
- 10% of all incentivized installations will be randomly selected by TVA for validation each year.
- TVA may promote and advertise the New Homes Program.
- TVA may offer special promotions under the New Homes Program. Such promotions may be for a limited time and may be subject to special requirements set forth by TVA.
- TVA may, upon providing 30 days' written notice to Distributor, update or change any New Homes Program terms, forms, guidelines, incentive schedules, or requirements.