

New Homes Program Guidelines October 1, 2023

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 qualifying incentive(s).
- 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. Distributor is defined as the local power company who provides electric service to the home.
 - 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. A multi-family home is defined as a building that contains three or more single family homes/units.
 - 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 may choose to submit the home for measure-based or whole-home based incentives. If Builder chooses measure-based incentives, Builder submits the home application under one or more of the following measure-based incentive classifications:
 - TVA Preferred Air Source Heat Pump¹
 - Geothermal Heat Pump
 - Mini Split
 - Air Source Heat Pump
 - Central Air Conditioner (split system)
 - Dual Fuel Heat Pump
 - Heat Pump Water Heater
 - Electric Vehicle Connectivity³

¹ Defined as a minimum 15.3 SEER2 and 8.1 HSPF2 all-electric heat pump with a variable speed compressor, excluding two-stage compressors, system produces 100% of rated heating capacity without backup heat at 17 degrees F, cooling capacity cannot exceed 125% of cooling load at design conditions, and is installed by a manufacturer certified installer. Builder must provide Manual J 8th edition with project submission.

³ To be eligible for the “Electric Vehicle Connectivity” incentive, a dedicated 240-volt (minimum 40-amp rated) electrical circuit and receptacle and/or an UL 2594 certified electric vehicle charging station) must be installed in a new, single-family home in a garage or similar space intended for electric vehicle charging. Third-party vendors and electric vehicle charging businesses do not qualify for this incentive.
- If Builder chooses whole-home based incentives, Builder submits the home application under the HERS Rated Whole Home (equal to or less than 70)² whole-home incentive classification and may choose the Electric Vehicle Connectivity³ incentive classification, if applicable.
 - ² This incentive may only be coupled with Electric Vehicle Connectivity and may not be combined with any other program incentives. To qualify for the HERS Rated Whole Home incentive, the home must be a HERS Rated home that has had performance testing for air infiltration and duct leakage to outside by a certified HERS Rater with a HERS score of 70 or lower. HERS certification documentation/files must be retained for a minimum of 5 years. Builder agrees to provide TVA or TVA's authorized agent with all HERS certification documentation/files upon request.
 - ³ To be eligible for the “Electric Vehicle Connectivity” incentive, a dedicated 240-volt (minimum 40-amp rated) electrical circuit and receptacle and/or an UL 2594 certified electric vehicle charging station) must be installed in a new, single-family home in a garage or similar space intended for electric vehicle charging. Third-party vendors and electric vehicle charging businesses do not qualify for this incentive.
- Instantaneous, tankless electric water heaters and conventional electric water heaters are not eligible for an incentive under this Program.
- Equipment must be installed as the home’s primary heating/cooling source, secondary heating/cooling source, and/or bonus room heating/cooling source (except for Heat Pump Water Heater) 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) available on-line through the Residential Hub
 - Builders will need to have Microsoft Authenticator or Magic Link installed on their device to access the Residential Hub.
- 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 may be 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 July 1, 2023.
- 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 TVA Delivered Model, TVA will provide incentives directly to Builders.
- For Distributors selecting the LPC Delivered 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.
- 10% of all incentive installations within each participating LPC service territory 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.