

117TH CONGRESS  
1ST SESSION

# H. R. 4872

To require the Secretary of Energy to provide rebates for the installation of zero-emission technologies in single-family homes and multifamily buildings, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

JULY 30, 2021

Ms. CASTOR of Florida (for herself, Mr. TONKO, Ms. BARRAGÁN, Mr. McEACHIN, Mr. LEVIN of California, Ms. BLUNT ROCHESTER, Ms. BROWNLEY, Ms. BONAMICI, Ms. DEGETTE, and Mr. HUFFMAN) introduced the following bill; which was referred to the Committee on Energy and Commerce

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## A BILL

To require the Secretary of Energy to provide rebates for the installation of zero-emission technologies in single-family homes and multifamily buildings, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Zero-Emission Homes  
5 Act of 2021”.

6 **SEC. 2. ZERO-EMISSION HOME PROGRAM.**

7 (a) **DEFINITIONS.**—In this section:

1           (1) CERTIFIED CONTRACTOR.—The term “cer-  
2           tified contractor” means a contractor with an indus-  
3           try-recognized certification reflecting training, edu-  
4           cation, or other technical expertise relating to quali-  
5           fied electrification projects for residential buildings,  
6           as identified by the Secretary.

7           (2) CONTRACTOR COMPANY.—The term “con-  
8           tractor company” means a company—

9                   (A) the business of which is to provide  
10                  services—

11                           (i) to residential building owners; and

12                           (ii) for which a rebate may be pro-  
13                          vided pursuant to the Program; and

14                   (B) that holds the licenses and insurance  
15                  required by the State in which the company  
16                  provides services.

17           (3) ELECTRIC LOAD OR SERVICE CENTER UP-  
18           GRADE.—The term “electric load or service center  
19           upgrade” means an improvement to a circuit break-  
20           er panel that enables the installation and use of—

21                   (A) a QEP described in any of subclauses

22                   (II) through (IV) of paragraph (10)(A)(i); or

23                   (B) if determined to be appropriate by the  
24                  Secretary, a QEP described in any of sub-

1 clauses (I) through (III) of paragraph  
2 (10)(A)(ii).

3 (4) HEAT PUMP.—The term “heat pump”  
4 means a heat pump used for water heating, space  
5 heating, or space cooling that—

6 (A) relies solely on electricity for its source  
7 of power; and

8 (B) is air-sourced, geothermal- or ground-  
9 sourced, or water-sourced.

10 (5) HOME.—The term “home” means each of—

11 (A) a building with not more than 1 dwell-  
12 ing unit, an individual condominium unit, or a  
13 manufactured housing unit, that—

14 (i) is located in a State; and

15 (ii)(I) is the primary residence of—

16 (aa) the owner of that building,  
17 condominium unit, or manufactured  
18 housing unit, as applicable; or

19 (bb) a renter; or

20 (II) is a new-construction single-fam-  
21 ily residential home; and

22 (B) a unit of a multifamily building that—

23 (i) is owned by an individual who is  
24 not the owner of the multifamily building;

25 (ii) is located in a State; and

1 (iii) is the primary residence of—

2 (I) the owner of that unit; or

3 (II) a renter.

4 (6) HVAC.—The term “HVAC” means heat-  
5 ing, ventilation, and air conditioning.

6 (7) LOW- OR MODERATE-INCOME.—The term  
7 “low- or moderate-income”, with respect to a house-  
8 hold, means a household—

9 (A) with an annual income that is less  
10 than 80 percent of the annual median income  
11 of the area in which the household is located;  
12 or

13 (B) that is low-income (as defined in sec-  
14 tion 412 of the Energy Conservation and Pro-  
15 duction Act (42 U.S.C. 6862)).

16 (8) MULTIFAMILY BUILDING.—The term “mul-  
17 tifamily building” means any building—

18 (A) with 2 or more dwelling units that—

19 (i) are built on top of one another or  
20 side-by-side; and

21 (ii) may share common facilities; and

22 (B) that is not a home.

23 (9) PROGRAM.—The term “Program” means  
24 the Zero-Emission Home Program established under  
25 subsection (b).

1           (10) QUALIFIED ELECTRIFICATION PROJECT;  
2       QEP.—

3           (A) IN GENERAL.—The terms “qualified  
4       electrification project” and “QEP” mean a  
5       project that, as applicable—

6           (i) installs, or enables the installation  
7       and use of, in a home or multifamily build-  
8       ing—

9           (I) an electric load or service cen-  
10       ter upgrade;

11          (II) an electric heat pump;

12          (III) an induction or noninduc-  
13       tion electric stove, cooktop, range, or  
14       oven that has received an Energy Star  
15       Emerging Technology Award (or  
16       meets a more stringent standard, as  
17       determined by the Secretary, if the  
18       Secretary determines a more stringent  
19       standard to be appropriate); or

20          (IV) an electric heat pump  
21       clothes dryer that is Energy Star  
22       Most Efficient certified (or meets a  
23       more stringent standard, as deter-  
24       mined by the Secretary, if the Sec-

1           retary determines a more stringent  
2           standard to be appropriate); or

3           (ii) if determined to be appropriate by  
4           the Secretary, installs, or enables the in-  
5           stallation and use of, in a home or multi-  
6           family building described in subparagraph  
7           (B)—

8                   (I) a solar photovoltaic system,  
9                   including any electrical equipment,  
10                  wiring, or other components necessary  
11                  for the installation and use of the  
12                  solar photovoltaic system, including a  
13                  battery storage system;

14                  (II) electric vehicle charging in-  
15                  frastructure or electric vehicle support  
16                  equipment necessary to recharge an  
17                  electric vehicle on-site; or

18                  (III) electrical rewiring, power  
19                  sharing plugs, or other installation  
20                  tasks directly related to and necessary  
21                  for the safe and effective functioning  
22                  of a QEP in a home or multifamily  
23                  building.

24           (B) HOME OR MULTIFAMILY BUILDING DE-  
25           SCRIBED.—A home or multifamily building re-

1           ferred to in subparagraph (A)(ii) is a home or  
2           multifamily building that is certified, or the  
3           household of the homeowner of which is cer-  
4           tified, as applicable, as low- or moderate-income  
5           pursuant to the procedures established under  
6           subsection (d)(1).

7           (C) EXCLUSIONS.—The terms “qualified  
8           electrification project” and “QEP” do not in-  
9           clude any project with respect to which the ap-  
10          pliance, system, equipment, infrastructure, com-  
11          ponent, or other item described in clause (i) or  
12          (ii) of subparagraph (A) is not certified under  
13          the Energy Star program established by section  
14          324A of the Energy Policy and Conservation  
15          Act (42 U.S.C. 6294a) if, as of the date on  
16          which the project is carried out, the item is of  
17          a category for which a certification is provided  
18          under that program.

19          (11) QUALIFIED PROVIDER.—The term “quali-  
20          fied provider” means an electric utility, Tribal-owned  
21          entity or Tribally Designated Housing Entity  
22          (TDHE), or commercial, nonprofit, or government  
23          entity, including a retailer and a contractor com-  
24          pany, that provides services for which a rebate may  
25          be provided pursuant to the Program for 1 or more

1 portfolios that consist of 1 or more qualified elec-  
2 trification projects.

3 (12) SECRETARY.—The term “Secretary”  
4 means the Secretary of Energy.

5 (13) SOLAR PHOTOVOLTAIC SYSTEM.—The  
6 term “solar photovoltaic system” means a system—

7 (A) placed on-site at a home or multifamily  
8 building, or as part of the community of the  
9 home or multifamily building; and

10 (B) that generates electricity from the sun  
11 specifically for the home, multifamily building,  
12 or community.

13 (14) TRIBAL COMMUNITY.—The term “Tribal  
14 community” means a Tribal tract or Tribal block  
15 group.

16 (15) UNDERSERVED COMMUNITY.—The term  
17 “underserved community” means a community lo-  
18 cated in a census tract that is identified by the Sec-  
19 retary as—

20 (A) a low- or moderate-income community;

21 or

22 (B) a community of racial or ethnic minor-  
23 ity concentration.



1           (16) ZERO-EMISSION HOME REBATE.—The  
2           term “zero-emission home rebate” means a rebate  
3           provided in accordance with subsection (c).

4           (b) ESTABLISHMENT OF PROGRAM.—The Secretary  
5           shall establish a program, to be known as the “Zero-Emis-  
6           sion Home Program”, to provide zero-emission home re-  
7           bates in accordance with subsection (c).

8           (c) ZERO-EMISSION HOME REBATES FOR QUALIFIED  
9           ELECTRIFICATION PROJECTS.—

10           (1) ZERO-EMISSION HOME REBATES.—

11           (A) IN GENERAL.—Subject to subpara-  
12           graph (B), in carrying out the Program, the  
13           Secretary shall provide to homeowners and own-  
14           ers of multifamily buildings zero-emission home  
15           rebates, in accordance with this subsection, for  
16           qualified electrification projects carried out at,  
17           or relating to, the homes or multifamily build-  
18           ings, as applicable.

19           (B) REQUIREMENT.—The provision of a  
20           zero-emission home rebate under this paragraph  
21           shall be subject to the availability of appropria-  
22           tions for that purpose.

23           (2) AMOUNT OF REBATE.—

1 (A) IN GENERAL.—Subject to subsection  
2 (d)(2)(A)(i), a zero-emission home rebate under  
3 paragraph (1) shall be equal to—

4 (i) in the case of a qualified elec-  
5 trification project described in subsection  
6 (a)(10)(A)(i)(II) that installs a heat pump  
7 used for water heating, not more than  
8 \$1,250;

9 (ii) in the case of a qualified elec-  
10 trification project described in subsection  
11 (a)(10)(A)(i)(II) that installs a heat pump  
12 HVAC system—

13 (I) not more than \$3,000 if the  
14 heat pump HVAC system has a heat-  
15 ing capacity of not less than 27,500  
16 Btu per hour; and

17 (II) not more than \$1,500 if the  
18 heat pump HVAC system has a heat-  
19 ing capacity of less than 27,500 Btu  
20 per hour;

21 (iii) in the case of a qualified elec-  
22 trification project described in subclause  
23 (III) or (IV) of subsection (a)(10)(A)(i),  
24 not more than \$600;

1 (iv) in the case of a qualified elec-  
2 trification project described in subsection  
3 (a)(10)(A)(i)(I) that installs an electric  
4 load or service center panel that enables  
5 the installation and use of any upgrade,  
6 appliance, system, equipment, infrastruc-  
7 ture, component, or other item installed  
8 pursuant to any other qualified electrifica-  
9 tion project, not more than \$3,000; and

10 (v) in the case of any other qualified  
11 electrification project, including a qualified  
12 electrification project described in any of  
13 subclauses (I) through (III) of subsection  
14 (a)(10)(A)(ii), for which the Secretary pro-  
15 vides a zero-emission home rebate, not  
16 more than an amount determined by the  
17 Secretary for that qualified electrification  
18 project, subject to subparagraph (B).

19 (B) LIMITATIONS ON AMOUNT OF RE-  
20 BATE.—

21 (i) MAXIMUM TOTAL AMOUNT.—Sub-  
22 ject to subsection (d)(2)(A)(ii), the max-  
23 imum total amount that may be awarded  
24 as zero-emission home rebates under this  
25 subsection shall be \$10,000 with respect to

1 each home for which a zero-emission home  
2 rebate is provided.

3 (ii) COSTS.—

4 (I) IN GENERAL.—Subject to  
5 subsection (d)(2)(A)(iii), the amount  
6 of a zero-emission home rebate pro-  
7 vided to a homeowner under this sub-  
8 section shall not exceed 50 percent of  
9 the total cost of the applicable quali-  
10 fied electrification project.

11 (II) LABOR COSTS.—Subject to  
12 subsection (d)(2)(A)(iii), not more  
13 than 50 percent of the labor costs as-  
14 sociated with a qualified electrification  
15 project may be included in the 50 per-  
16 cent of total costs for which a zero-  
17 emission home rebate is provided  
18 under this subsection, as described in  
19 subclause (I), subject to the condition  
20 that labor costs account for not more  
21 than 50 percent of the amount of the  
22 zero-emission home rebate.

23 (3) LIMITATIONS ON QEPS.—

24 (A) CONTRACTORS.—A zero-emission home  
25 rebate may be provided for a qualified elec-

1           trification project carried out by a contractor  
2           only if that contractor is a certified contractor.

3           (B) HEAT PUMP HVAC SYSTEMS.—A zero-  
4           emission home rebate may be provided for a  
5           qualified electrification project that installs or  
6           enables the installation of a heat pump HVAC  
7           system only if the heat pump HVAC system—

8                       (i) replaces—

9                               (I) a nonelectric HVAC system;

10                              or

11                              (II) an electric resistance HVAC  
12                              system; or

13                              (ii) is part of new construction, as de-  
14                              termined by the Secretary.

15           (C) HEAT PUMPS FOR WATER HEATING.—

16           A zero-emission home rebate may be provided  
17           for a qualified electrification project that in-  
18           stalls or enables the installation of a heat pump  
19           used for water heating only if the heat pump—

20                       (i) replaces—

21                              (I) a nonelectric heat pump water  
22                              heater;

23                              (II) a nonelectric water heater; or

24                              (III) an electric resistance water  
25                              heater; or

1 (ii) is part of new construction, as de-  
2 termined by the Secretary.

3 (D) ELECTRIC STOVES, COOKTOPS,  
4 RANGES, AND OVENS.—A zero-emission home  
5 rebate may be provided for a qualified elec-  
6 trification project described in subsection  
7 (a)(10)(A)(i)(III) only if the applicable electric  
8 stove, cooktop, range, or oven—

9 (i) replaces a nonelectric stove,  
10 cooktop, range, or oven; or

11 (ii) is part of new construction, as de-  
12 termined by the Secretary.

13 (E) ELECTRIC HEAT PUMP CLOTHES DRY-  
14 ERS.—A zero-emission home rebate may be pro-  
15 vided for a qualified electrification project de-  
16 scribed in subsection (a)(10)(A)(i)(IV) only if  
17 the applicable electric heat pump clothes  
18 dryer—

19 (i) replaces a nonelectric clothes  
20 dryer; or

21 (ii) is part of new construction.

22 (4) ADDITIONAL INCENTIVES FOR CONTRAC-  
23 TORS AND QUALIFIED PROVIDERS.—

24 (A) GENERAL INCENTIVE.—

1 (i) IN GENERAL.—With respect to  
2 each qualified electrification project de-  
3 scribed in clause (ii), the Secretary shall  
4 provide a payment of \$100 to the certified  
5 contractor or qualified provider carrying  
6 out the qualified electrification project.

7 (ii) QUALIFIED ELECTRIFICATION  
8 PROJECT DESCRIBED.—A qualified elec-  
9 trification project referred to in clause (i)  
10 is a qualified electrification project—

11 (I) that is carried out at a home  
12 or multifamily building;

13 (II) for which a rebate is pro-  
14 vided under this subsection; and

15 (III) with respect to which the  
16 certified contractor or qualified pro-  
17 vider is not eligible for a higher pay-  
18 ment under any of subparagraphs (B)  
19 through (D).

20 (B) INCENTIVE FOR QEPS IN CERTAIN  
21 COMMUNITIES AND HOUSEHOLDS.—

22 (i) IN GENERAL.—With respect to  
23 each qualified electrification project de-  
24 scribed in clause (ii), the Secretary shall  
25 provide a payment of \$200 to the certified

1 contractor or qualified provider carrying  
2 out the qualified electrification project.

3 (ii) QUALIFIED ELECTRIFICATION  
4 PROJECT DESCRIBED.—A qualified elec-  
5 trification project referred to in clause (i)  
6 is a qualified electrification project—

7 (I) that is carried out at a home  
8 or multifamily building that—

9 (aa) is located in an under-  
10 served community or a Tribal  
11 community; or

12 (bb) is certified, or the  
13 household of the homeowner of  
14 which is certified, as applicable,  
15 as low- or moderate-income pur-  
16 suant to the procedures estab-  
17 lished under subsection (d)(1);

18 (II) for which a rebate is pro-  
19 vided under this subsection; and

20 (III) with respect to which the  
21 certified contractor or qualified pro-  
22 vider is not eligible for a higher pay-  
23 ment under subparagraph (C) or (D).

24 (C) INCENTIVE FOR CERTAIN LABOR PRAC-  
25 TICES.—



1 (i) IN GENERAL.—With respect to  
2 each qualified electrification project de-  
3 scribed in clause (ii), the Secretary shall  
4 provide a payment of \$250 to the certified  
5 contractor or qualified provider carrying  
6 out the qualified electrification project.

7 (ii) QUALIFIED ELECTRIFICATION  
8 PROJECT DESCRIBED.—A qualified elec-  
9 trification project referred to in clause (i)  
10 is a qualified electrification project—

11 (I) that is carried out—

12 (aa) at a home or multi-  
13 family building; and

14 (bb) by a certified contractor  
15 or qualified provider that allows  
16 for the use of collective bar-  
17 gaining agreements;

18 (II) for which a rebate is pro-  
19 vided under this subsection; and

20 (III) with respect to which—

21 (aa) all laborers and me-  
22 chanics employed on the qualified  
23 electrification project are paid  
24 wages at rates not less than  
25 those prevailing on projects of a

1 character similar in the locality,  
2 as determined by the Secretary of  
3 Labor in accordance with sub-  
4 chapter IV of chapter 31 of part  
5 A of subtitle II of title 40,  
6 United States Code (commonly  
7 referred to as the “Davis-Bacon  
8 Act”); and

9 (bb) the certified contractor  
10 or qualified provider is not eligi-  
11 ble for a higher payment under  
12 subparagraph (D).

13 (D) MAXIMUM INCENTIVE.—

14 (i) IN GENERAL.—With respect to  
15 each qualified electrification project de-  
16 scribed in clause (ii), the Secretary shall  
17 provide a payment of \$500 to the certified  
18 contractor or qualified provider carrying  
19 out the qualified electrification project.

20 (ii) QUALIFIED ELECTRIFICATION  
21 PROJECT DESCRIBED.—A qualified elec-  
22 trification project referred to in clause (i)  
23 is a qualified electrification project—

24 (I) that is carried out—

1 (aa) at a home or multi-  
2 family building that—

3 (AA) is located in an  
4 underserved community or a  
5 Tribal community; or

6 (BB) is certified, or the  
7 household of the homeowner  
8 of which is certified, as ap-  
9 plicable, as low- or mod-  
10 erate-income pursuant to the  
11 procedures established under  
12 subsection (d)(1); and

13 (bb) by a certified contractor  
14 or qualified provider that allows  
15 for the use of collective bar-  
16 gaining agreements;

17 (II) for which a rebate is pro-  
18 vided under this subsection; and

19 (III) with respect to which all la-  
20 borers and mechanics employed on the  
21 qualified electrification project are  
22 paid wages at rates not less than  
23 those prevailing on projects of a char-  
24 acter similar in the locality, as deter-  
25 mined by the Secretary of Labor in

1                   accordance with subchapter IV of  
2                   chapter 31 of part A of subtitle II of  
3                   title 40, United States Code (com-  
4                   monly referred to as the “Davis-  
5                   Bacon Act”).

6                   (E) CLARIFICATION.—An amount provided  
7                   to a contractor or qualified provider under any  
8                   of subparagraphs (A) through (D) shall be in  
9                   addition to the amount of any zero-emission  
10                  home rebate received by the contractor or quali-  
11                  fied provider.

12                  (5) CLAIM.—

13                  (A) IN GENERAL.—Subject to paragraph  
14                  (2)(B), a homeowner, a certified contractor, or  
15                  a qualified provider may claim a separate zero-  
16                  emission home rebate under this subsection for  
17                  each qualified electrification project carried out  
18                  at a home.

19                  (B) TRANSFER.—The Secretary shall es-  
20                  tablish and publish procedures pursuant to  
21                  which a homeowner or owner of a multifamily  
22                  building may transfer the right to claim a re-  
23                  bate under this subsection to the certified con-  
24                  tractor or qualified provider carrying out the  
25                  applicable qualified electrification project.

## 1 (6) MULTIFAMILY BUILDINGS.—

2 (A) IN GENERAL.—Subject to subpara-  
3 graph (B), the owner of a multifamily building  
4 may combine the amounts of zero-emission  
5 home rebates for each dwelling unit in the mul-  
6 tifamily building into a single rebate, subject  
7 to—

8 (i) the condition that the applicable  
9 qualified electrification projects benefit  
10 each dwelling unit with respect to which  
11 the rebate is claimed; and

12 (ii) any maximum per-dwelling unit  
13 rate established by the Secretary.

## 14 (B) COSTS.—

15 (i) IN GENERAL.—Subject to clause  
16 (ii), the amount of a rebate under subpara-  
17 graph (A) shall not exceed 50 percent of  
18 the total cost, including labor costs, of the  
19 applicable qualified electrification projects.

20 (ii) LOW- OR MODERATE-INCOME  
21 BUILDINGS.—In the case of a multifamily  
22 building that is certified by the Secretary  
23 as low- or moderate-income in accordance  
24 with subsection (d)(1)(B), the amount of a  
25 rebate under subparagraph (A) shall not

1           exceed 100 percent of the total cost of the  
2           applicable qualified electrification projects.

3           (C) PROCEDURES.—The Secretary shall  
4           establish and publish procedures—

5                   (i) pursuant to which the owner of a  
6                   multifamily building may combine rebate  
7                   amounts in accordance with this sub-  
8                   section; and

9                   (ii) for the enforcement of any limita-  
10                  tions under this subsection.

11          (7) PROCESS.—

12                  (A) REBATE PROCESS.—Not later than  
13                  180 days after the date of enactment of this  
14                  Act, the Secretary shall develop and publish a  
15                  rebate processing system that results in imme-  
16                  diate price relief for consumers who purchase  
17                  and have installed qualified electrification  
18                  projects, in accordance with this section.

19                  (B)        QUALIFIED        ELECTRIFICATION  
20                  PROJECT LIST.—

21                          (i) IN GENERAL.—Not later than 1  
22                          year after the date of enactment of this  
23                          Act, the Secretary shall publish a list of  
24                          qualified electrification projects for which a  
25                          zero-emission home rebate may be provided

1 under this subsection that includes, at a  
2 minimum, the qualified electrification  
3 projects described in subsection (a)(10)(A).

4 (ii) UPDATES.—Not less frequently  
5 than once every 3 years, the Secretary  
6 shall publish an updated list of qualified  
7 electrification projects for which a zero-  
8 emission home rebate may be provided  
9 under this subsection.

10 (d) SPECIAL PROVISIONS FOR LOW- AND MODERATE-  
11 INCOME HOUSEHOLDS AND MULTIFAMILY BUILDINGS.—

12 (1) CERTIFICATIONS.—The Secretary shall es-  
13 tablish procedures for certifying as low- or mod-  
14 erate-income each of—

15 (A) the household of a homeowner; and

16 (B) a multifamily building.

17 (2) MAXIMUM AMOUNTS.—

18 (A) IN GENERAL.—With respect to a quali-  
19 fied electrification project carried out at a loca-  
20 tion described in subparagraph (B)—

21 (i) a zero-emission home rebate shall  
22 be equal to—

23 (I) in the case of a qualified elec-  
24 trification project described in sub-

1 section (c)(2)(A)(i), not more than  
2 \$1,750;

3 (II) in the case of a qualified  
4 electrification project described in  
5 subsection (c)(2)(A)(ii)—

6 (aa) not more than \$6,000 if  
7 the applicable heat pump HVAC  
8 system has a heating capacity of  
9 not less than 27,500 Btu per  
10 hour; and

11 (bb) not more than \$3,000  
12 if the applicable heat pump  
13 HVAC system has a heating ca-  
14 pacity of less than 27,500 Btu  
15 per hour;

16 (III) in the case of a qualified  
17 electrification project described in  
18 subsection (c)(2)(A)(iii), not more  
19 than \$840;

20 (IV) in the case of a qualified  
21 electrification project described in  
22 subsection (c)(2)(A)(iv), not more  
23 than \$4,000; and

24 (V) in the case of a qualified  
25 electrification project described in



1 subsection (c)(2)(A)(v), not more than  
2 an amount determined by the Sec-  
3 retary for that qualified electrification  
4 project, subject to clause (ii);

5 (ii) the maximum total amount of  
6 zero-emission home rebates that may be  
7 awarded with respect to each home of a  
8 homeowner shall be \$14,000; and

9 (iii) the amount of a zero-emission  
10 home rebate may be used to cover not  
11 more than 100 percent of the costs, includ-  
12 ing labor costs, of the applicable qualified  
13 electrification project.

14 (B) LOCATION DESCRIBED.—A location re-  
15 ferred to in subparagraph (A) is—

16 (i) a home—

17 (I) with respect to which the  
18 household of the homeowner is cer-  
19 tified as low- or moderate-income pur-  
20 suant to the procedures established  
21 under paragraph (1)(A); or

22 (II) that is located in a Tribal  
23 community; or

24 (ii) a multifamily building—

25 (I) that—

1 (aa) is certified as low- or  
2 moderate-income pursuant to the  
3 procedures established under  
4 paragraph (1)(B); or

5 (bb) is located in a Tribal  
6 community; and

7 (II) with respect to which more  
8 than more than  $\frac{1}{2}$  of the dwelling  
9 units in the multifamily building—

10 (aa) are occupied by house-  
11 holds the annual household in-  
12 comes of which do not exceed 80  
13 percent of the median annual  
14 household income for the area in  
15 which the multifamily building is  
16 located; and

17 (bb) have average monthly  
18 rental prices that are equal to, or  
19 less than, an amount that is  
20 equal to 30 percent of the aver-  
21 age monthly household income  
22 for the area in which the multi-  
23 family building is located.

24 (C) REQUIREMENT.—The Secretary may  
25 provide a rebate to the owner of a multifamily

1 building in an amount described in subpara-  
2 graph (A) only if the owner agrees in writing to  
3 provide commensurate benefits to the renters in  
4 that multifamily building.

5 (e) EDUCATION AND OUTREACH.—Of the total  
6 amount appropriated by subsection (g)(1), the Secretary  
7 may use not more than \$5,000,000 for community and  
8 consumer education and outreach related to the Program.

9 (f) ADMINISTRATION.—The Secretary shall use not  
10 more than 1 percent of the amounts appropriated by sub-  
11 section (g)(1)—

12 (1) to administer this section; and

13 (2) to provide administrative and technical sup-  
14 port to certified contractors, qualified providers,  
15 States, and Indian Tribes.

16 (g) APPROPRIATIONS.—

17 (1) IN GENERAL.—In addition to amounts oth-  
18 erwise made available, there are appropriated to the  
19 Secretary for the 10-year period beginning on the  
20 date of enactment of this Act, out of any amounts  
21 in the Treasury not otherwise appropriated, such  
22 sums as are necessary to carry out this section, in-  
23 cluding to provide rebates under this section with re-  
24 spect to homes and multifamily buildings at which

1 qualified electrification projects are carried out dur-  
2 ing that 10-year period.

3 (2) ALLOCATION FOR LOW- OR MODERATE-IN-  
4 COME HOUSEHOLDS.—

5 (A) IN GENERAL.—Of the amounts appro-  
6 priated by paragraph (1), the Secretary shall  
7 reserve 50 percent for—

8 (i) rebates relating to qualified elec-  
9 trification projects carried out for low- or  
10 moderate-income households; and

11 (ii) any necessary administrative or  
12 technical support for those qualified elec-  
13 trification projects.

14 (B) AVAILABILITY OF RESERVED  
15 AMOUNTS.—Amounts reserved under subpara-  
16 graph (A) shall remain available until expended  
17 in accordance with that subparagraph.

18 (3) ALLOCATION FOR TRIBAL COMMUNITIES.—

19 (A) IN GENERAL.—Of the amounts appro-  
20 priated by paragraph (1), the Secretary shall  
21 reserve 11 percent for—

22 (i) rebates relating to qualified elec-  
23 trification projects carried out in Tribal  
24 communities; and

1                   (ii) any necessary administrative or  
2                   technical support for those qualified elec-  
3                   trification projects.

4                   (B)     AVAILABILITY     OF     RESERVED  
5                   AMOUNTS.—Amounts reserved under subpara-  
6                   graph (A) shall remain available until expended  
7                   in accordance with that subparagraph.

8                   (4) USE OF RESERVED AMOUNTS FOR CERTAIN  
9                   QEPS.—With respect to a qualified electrification  
10                  project carried out for a low- or moderate-income  
11                  household that is located in a Tribal community, the  
12                  Secretary may—

13                  (A) use amounts reserved under paragraph  
14                  (2) or (3) for any rebate or necessary adminis-  
15                  trative or technical support for that qualified  
16                  electrification project; and

17                  (B)(i) if the Secretary uses amounts re-  
18                  served under paragraph (2) as described in sub-  
19                  paragraph (A), consider a corresponding  
20                  amount reserved under paragraph (3) to be un-  
21                  reserved and eligible for use for any purpose  
22                  authorized under this section; or

23                  (ii) if the Secretary uses amounts reserved  
24                  under paragraph (3) as described in subpara-  
25                  graph (A), consider a corresponding amount re-

1 served under paragraph (2) to be unreserved  
2 and eligible for use for any purpose authorized  
3 under this section.

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