
IRA HOMES/HEAR Energy Rebate Programs Low-Income Tenant Building Owner Acknowledgment

The Inflation Reduction Act Home Energy Rebate (“IRA”) Programs (herein after referred to as the “Program(s)”) are offered through FOCUS ON ENERGY[®] (“Focus”)¹. These Programs will deliver rebates to residential property owners in the State of Wisconsin. The Programs consist of the Home Efficiency Rebates (“HOMES”) Program and the Home Electrification and Appliance Rebates (“HEAR”) Program.

The State of Wisconsin (“the State”) is requiring this Acknowledgement to be executed by building owners whose tenant-occupied properties receive higher rebate amounts available only to households with incomes less than 80% Area Medium Income (AMI).

For purposes of these Programs, **Low-Income Tenants** are defined as those with incomes less than 80% AMI.

Before approving a Program Application, the State requires a building owner with Low-Income Tenants to acknowledge the following:

I have completed a Program Application and submitted it for approval. For at least two years following the receipt of Program rebates, I agree to the following:

- I agree to rent the dwelling unit to a Low-Income Tenant.
- I agree not to evict a tenant to obtain higher rent tenants, based upon the improvements.
- I agree not to increase the rent of any tenant of the building as a result of the energy improvements, with the exception of increases to recover actual increases in property taxes and/or specified operating expenses and maintenance costs.
- I agree that if the property is sold within two (2) years of receipt of the rebates, the aforementioned conditions apply to the new building owner and must be part of a purchase agreement.
- If I fail to comply with the above, I understand I must refund the rebate to the Program.

¹ Funding for the Wisconsin IRA Home Energy Rebate (HER) programs is provided by the U.S. Department of Energy pursuant to the Inflation Reduction Act of 2022. While the Focus on Energy Program is the implementer for the IRA HER programs, the programs are funded and managed as separate programs and not included in the Focus portfolio.

- I will provide written notice to tenants explaining the above rights and my obligations as the building owner (e.g., adding an addendum to the lease).
- I understand I may be subject to penalties commensurate with my actions with a minimum penalty of \$10,000.

A form will be available on the website for tenants to be able to submit complaints, if they allege a building owner failed to disclose these Program requirements, resulting in a breach of this Acknowledgement.

Complaints may also be sent to the Program via:

- Email: iraadmin@focusonenergy.com
- Mail: IRA Home Energy Rebates, 1 S. Pickney St #340, Madison, WI 53703

Property Address: _____

Owner's Printed Name: _____

Owner's Signature: _____

Owner's Email Address: _____

Owner's Phone Number: _____