

Energy Efficient Building Tax Classification Frequently Asked Questions

- What kind of buildings could qualify?
Both residential and commercial properties can qualify.
- Does rental property qualify for the reduction?
Yes, landlords can pursue this tax classification for rental property. The applicant must be the property owner.
- If I already have a renovation tax abatement, can I still get this reduction?
Yes
- Does “next full tax year” mean the next calendar year or the next tax billing cycle?
This term refers to the next calendar year.
- What is the process to get a Home Energy Rating (HER) for a residential property?
The process is as simple as getting in touch with a Home Energy Rater and scheduling an appointment.
- Who conducts Home Energy Ratings?
Certified Home Energy Raters. These professionals obtain their certification through the Residential Energy Services Network (RESNET). A Virginia Department of Mines, Minerals, and Energy listing of home energy raters who do business in Virginia can be accessed at <http://www.dmme.virginia.gov/DE/ARRA-Public/EnergyAuditInfo.shtml>.
- How long does it take?
The time to do a HER varies from house to house. On average, it takes 3-4 hours of work in the field, with another 1-2 hours inputting data into the energy model software.
- Do all testers use the same methods to do the HER? Will the results be reliable and consistent no matter what tester I use?
Yes, testers should be using the same methods in order for results to be consistent and reliable. For those interested, the current standards can be downloaded through the following link: [http://www.resnet.us/standards/mortgage/RESNET Mortgage Industry National HERS Standards.pdf](http://www.resnet.us/standards/mortgage/RESNET_Mortgage_Industry_National_HERS_Standards.pdf)
- Will it cost me anything? If so, how much?
Yes. The cost varies from rater to rater, and some raters will charge more for houses over a certain square footage. According to local sources, the cost is typically in the \$250-\$500 range depending on the size and age of the house.
- What if I get a rating of 71 or 72, can I make a quick modification or energy improvement to my house that would bring my score down to 70 or below without having to go through the whole process again?
Home energy raters should be able to provide their client with a list of recommended improvements in order to bring the house down to a score of 70 or below. Once those improvements are made, the rater should make another site visit to ensure the work was completed, and to conduct new diagnostic air leakage testing ("blower door" and "duct blaster" test), if necessary. This additional work by the rater will likely be for an additional fee.