

# STATE-BY-STATE GREEN ENERGY UPDATES

## TEXAS

- **Legislation:** [Check back for updates]
- **Incentives:**

### Markets:

Texas has three markets in the top 20, as Austin and San Antonio join Dallas/Fort Worth. The top markets to watch in the U.S. for overall real estate prospects in 2019 include Dallas/Fort Worth (#1), Austin (#6), , San Antonio (#20), and Houston (#37).

The top markets to watch in the U.S. for homebuilding prospects in 2019 include Austin (#3), Dallas/Fort Worth (#6), Houston (#19), and San Antonio (#28).<sup>1</sup>

### Energy Efficiency:

ACEEE Energy Efficiency Scorecard: Texas ranks #25 out of 50 with a score of 16.5, rising one spot since 2017. (see: <https://database.aceee.org/state/texas>)

### Incentives in IncentiFind database:

#### Commercial: 105 incentives

- Energy Efficiency:54
- Renewable Energy: 19
- Water Conservation: 11
- Other: 21

#### Residential: 101 incentives

#### Notable Incentives:

A major highlight includes a \$2500 electric vehicle rebate for the purchase of electric vehicles (reinstated in 2017). Financing programs include the Texas LoanSTAR program,

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[https://ulidigitalmarketing.blob.core.windows.net/marketingfliers/Emerging\\_Trends\\_in\\_Real\\_Estate\\_2019.pdf#ulip=et19cover](https://ulidigitalmarketing.blob.core.windows.net/marketingfliers/Emerging_Trends_in_Real_Estate_2019.pdf#ulip=et19cover)

a loan program for energy efficiency investments, and a commercial Property Assessed Clean Energy (PACE) program.

Texas also has a unique water conservation measure tied to the Tax Code (Section 151.355) which exempts rainwater harvesting equipment and other equipment used to reduce water use from sales and use taxes. Additionally taxes may be exempt from the assessed value of property where approved water conservation initiatives have been implemented, where approved by the governing body of a taxing unit (Tax Code 11.32)

- San Antonio (80 results)
  - Residential: San Antonio's municipal utility offers rebates to customers who install solar photovoltaic (PV) systems on their homes, schools, or businesses. Third-party owned systems (e.g., leased PV systems) are not eligible for rebates (a customer must make the upfront financial investment). The rebate is available to all CPS Energy customers for systems of at least 1 kilowatt (kW)-AC.
  - Commercial: Oncor provides incentives to participating service providers who install approved energy efficiency measures, such as lighting, heating and cooling upgrades. Examples of eligible facilities include healthcare facilities, warehouses and office buildings.  
Measures include:
    - Air Handler Control
    - Commercial HVAC
    - New Construction Lighting
    - Commercial Lighting Retrofits
    - Window Film
- Austin (85 results)
  - Austin has one of the highest incentive offerings in the state of Texas.
    - Commercial: Austin Energy provides rebates to help reduce the cost of installing energy-efficient technologies. Qualifying technologies that qualify include:
      - Guest room controllers

HVAC (chillers, cooling towers, direct expansion, variable refrigerant flow, and packaged terminal air conditioner units)

High efficiency lighting

Automatic lighting controls

Thermal energy storage

Transformers

Variable frequency drives

Heat pump water heaters

- Residential: Austin Energy provides its residential, commercial, and municipal customers with either an up-front rebate or a low-interest loan for the purchase and installation of solar hot water heaters in order to help Austin Energy reduce peak electricity demand.
- Dallas (75 results)
  - Commercial: TXU Energy has a program for commercial utility customers to receive rebates for making energy-efficiency improvements to your facilities that yield long-term savings
  - Residential: Garland Power and Light (GP&L) customers are eligible for utility bill credits for installing any one or a combination of the following:
    - Ceiling insulation (existing and new insulation must be at least R-30)
    - ENERGY STAR® windows/doors
    - Window solar screens or film
    - Duct replacement
    - Duct sealing
    - Weatherization (weather-stripping of doors, caulking windows, sealing plumbing penetrations)<sup>2</sup>
- Houston (79 results)
  - Houston offers tax abatements and expedited permitting to commercial buildings that meet LEED standards.

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<sup>2</sup> <http://www.gpltexas.org/save-energy-money/energysaver-program>

- Residential: The CenterPoint Energy New Homes Program offers both ENERGY STAR and non-ENERGY STAR builders the opportunity to leverage incentives and utilize program resources to help improve the efficiency of their homes. Benefits include cash incentives for homes that meet the minimum program requirements.
- Commercial: CenterPoint Energy's Commercial and Industrial Standard Offer Program pays incentives to service providers who install energy efficiency measures in commercial or industrial facilities that are located within its service territories. Participation is a Five-Step Process described in detail in the Program Manual. Large commercial customers with a total, single-site maximum peak demand of more than 100 kW or multiple sites with a combined maximum peak demand greater than 250 kW are eligible to participate. Small commercial customers with a total, single-site maximum peak demand of less than 100 kW or multiple sites with a combined max. Incentives vary based upon the technology implemented.