



45L Energy Efficient New Home Tax Credit

Received Over \$3.4 Million in 45L Tax Credits

“EnergyPro 45L tax credit software and CHEERS helped us to take advantage of an important tax credit and without them this would not have been possible.”

**Becky Naulty, Purchasing Manager
American Legend Homes**



Use of EnergyPro 45L tax credit software to verify compliance with the energy efficiency requirements for the tax credit has allowed builders to more effectively take advantage of this valuable \$2,000 tax credit for qualified homes verified by a Rater in 2014-2017. Builders and developers can claim the tax credit retroactively for up to three years.

You Have Questions??

We Have Answers.



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| What is the 45L Federal Tax Credit? | 45L Federal Tax Credit (45L) tax form 8908 https://www.irs.gov/uac/form-8908-energy-efficient-home-credit IRS Notice 2008-35 https://www.irs.gov/irb/2008-12_IRB/ar14.html |
| How much is the 45L tax credit? | \$2000 per qualified single or multi-family new home. |
| What are the 45L requirements? | <ol style="list-style-type: none"> 1) Single-family dwellings and multi-family for sale, for lease/rent which are 3 stories or less above grade. 2) Units must be at least 50% above the 2006 Intl Energy Conservation Code (IECC). 3) Features verified by certified Rater (eligible certifier). 4) Units completed & sold (close of escrow) or leased between January 1, 2014 and December 31, 2017. |
| How does EnergyPro differ from other 45L software? | EnergyPro created by EnergySoft, an energy analysis software company includes Rater verified measures which provide additional energy savings credits which are applied toward meeting the 45L energy savings minimum of 50% above the 2006 IECC. |
| Can builders amend their taxes to claim the 45L credit? | Yes. Tax filings can be amended up to 3 years from the date of the tax filing. I.E. If 2014 taxes that were filed on 9/15/15, the builder has until 9/15/18 to file a tax amendment. |
| If a project does not currently meet the 50% above 2006 IECC, can the project still qualify? | Yes, as additional Rater inspections and diagnostic tests may be used to increase energy features. Rater inspections need to be performed & pass in advance of the 45L certificate date. Contact CHEERS for more details, see contact information below. |
| Who is the 45L eligible certifier? | The Rater who verifies the installed energy features per IRS Notice 2008-35 (<i>see link above</i>). |
| Who can claim the tax credit? | The builder/developer of the dwelling units: the “entity” that owns the structure when it was built and financed its construction qualifies for the credit. If this “entity” is owned by multiple investors, the credit is passed through to each investor. |
| Do all homes in a project need to qualify to get the tax credit? | No. The 45L tax credit is per dwelling unit (per address). |
| Who is CHEERS? | CHEERS is a certified HERS Registry and distributor of EnergyPro software. Raters should contact CHEERS who can provide them with EnergyPro as well as offer assistance in navigating the 45L tax credit verification process. For more info please contact: Francene DuPre, CHEERS Director of Sales FDuPre@cheers.org , (209) 351-5576 |
| What is the process? | <ol style="list-style-type: none"> 1) If you are a builder please contact your Rater who can review your projects. If your Rater has not already registered with CHEERS for the 45L please have your Rater contact Francene DuPre and she will walk the Rater through the CHEERS 45L process. 2) The Rater will model each plan in EnergyPro software (distributed by CHEERS) and then send files to CHEERS to review and QC the inputs for accuracy. <ul style="list-style-type: none"> ➤ For Raters who need assistance CHEERS provides EnergyPro modeling services. 3) For all lots that qualify, CHEERS will provide 45L certificates to the Rater for signature. 4) The Rater will provide signed certificates to builder. 5) Builder files tax form 8908. |
| For more information please contact | Francene DuPre, CHEERS Director of Sales FDuPre@cheers.org , (209) 351-5576 |