

Florida Power & Light Company

Low-Income Renter Pilot Program Standards

Effective: September 01, 2025

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1. Program Overview

FPL's Low-Income Renter Pilot program encourages landlords of low-income rental properties to upgrade HVAC systems for energy efficiency, benefiting renters with lower energy bills. The program offers financial incentives to cover the incremental cost of replacing code-compliant units with high-efficiency HVAC systems. This initiative supports FPL's commitment to energy conservation and helps low-income renters reduce their energy costs. Participation is limited to 500 installations per year over three years to assess the program's effectiveness for potential future expansion.

2. Eligibility Requirements

- The property must have renters with an active FPL residential account.
- The property must be a residential rental home where the landlord or agency can provide income eligibility via renter participation in assistance from recognized assistance agencies.
- The property must not have received a rebate for the same HVAC system within the past two years. This limitation may be waived, at FPL's sole discretion, if the HVAC system is damaged by a state or federally recognized natural disaster, tornado, fire, or similar events.

3. Participation Requirements

3.1. Equipment/Materials Requirements

- HVAC systems must be straight-cool and heat pump, electric-driven, air-cooled systems, excluding window units and single-zone mini splits.
- The system must have a Seasonal Energy Efficiency Ratio (SEER2) minimum equal to or greater than one point above current federal efficiency standards.
- The system must be new (*i.e.*, cannot be refurbished, previously installed, or used).
- The system must be certified by the Air Conditioning, Heating & Refrigeration Institute (AHRI) as listed on its website (www.ahridirectory.org) and listed (including any supplemental devices) by Underwriters Laboratories (UL) or another nationally recognized testing organization in accordance with UL standards.
- The system must completely replace an existing electric-driven cooling system (*i.e.*, condenser, blower, coil, and any supplemental devices). Replacement of only some components does not qualify.

3.2. General Requirements

- The landlord must select an HVAC system that meets all equipment requirements.
- The landlord must ensure that the installation is performed by a licensed HVAC contractor, WAP, or Community Action Agency.
- The landlord must submit detailed project information, including income eligibility documentation and HVAC system specifications to FPL.
- The property must allow reasonable access for FPL representatives to inspect the HVAC installation and verify compliance with program requirements.

4. Incentives

- The rebate amount will be the difference in the quoted cost of standard efficiency HVAC equipment and qualifying efficiency HVAC equipment, not to exceed \$1,000.
- The rebate shall be paid directly to the landlord or designated payee. Rebates paid directly to licensed HVAC contractors will be applied as an itemized discount on the invoice to the landlord.

5. Incentive Processing

- Incentive payments will be made as a direct payment to the customer or designated payee after 45 days of receipt of completed documentation and confirming eligibility and participation requirements are met.
- Participation is limited to 500 installations per year over a three-year period. FPL will close current-year participation upon reaching this limit.

6. Reporting Requirements

- Program costs will be reported to the Commission in FPL's Energy Conservation Cost Recovery (ECCR) True-Up and Projection filings.
- Program achievements will be reported in FPL's Demand-Side Management (DSM) Annual Report.

7. Disclaimers

The issuance of a rebate by FPL under the Program shall not be considered or relied upon by the customer as confirmation that: (i) the customer has selected the proper HVAC system for the rental property; and/or (ii) any of the underlying work performed by the licensed HVAC contractor was done properly pursuant to the manufacturer's recommendations and specifications, building codes, other applicable laws, industry standards, or individual contract requirements. FPL does not participate in or approve the selection of the HVAC system and does not manage or provide oversight of the work performed by the contractor selected and hired by the customer. It is the sole responsibility of the customer to investigate and select an HVAC system that is appropriate for their specific application, perform their own due diligence in selecting the licensed HVAC contractor, manage the contractor they select and hire to perform the work, and take the necessary precautions they deem prudent to ensure the equipment, materials, and work meet their expectations.

FPL does not provide any supervision, control, or instructions to contractors regarding the means and methods for performing any work that might be eligible for a rebate. This responsibility lies entirely with the contractor, who is an independent contractor, and it is likewise solely the customer's responsibility to manage and inspect the work performed by the contractor. FPL provides no guarantee or warranty regarding the amount of energy savings to be expected, the equipment, or the work provided by the contractor.