

2026 DTE Energy Rebates for New Homes

Please see the chart below for all new home incentive amounts.

Builder Incentives	Silver	Gold	Platinum
Furnace	\$200 96% AFUE	\$250 97% AFUE	
Air Source Heat Pump (forced air and ductless mini-split)		\$750 18 SEER+; 9+ HSPF	\$850 19 SEER+; 10+ HSPF
Ground Source Heat Pump		\$800 17 EER+; 9+ HSPF	\$900 19 EER+; 10+ HSPF
Infiltration	\$125 3.25-2.76 ACH50	\$200 2.75-2.26 ACH50	\$275 2.25 or less ACH50
Water Heater (gas)	\$100 0.82-0.90 UEF	\$200 0.91 UEF+ (tankless)	
Heat Pump Water Heater (electric)		\$750 3.0 UEF+	\$850 3.5 UEF+
Ventilation (ERV or HRV)			\$250 ERV or HRV
Windows (up to 150 square feet)*		\$6.70 per square foot 0.24 or less U-value	\$10 per square foot 0.20 or less U-value
Ceiling Insulation		\$500 R 49-59	\$600 R 60+
Wall Insulation			\$700 R 26+
Slab Insulation†			\$700 R 15+
Lighting			\$100 100% LED
Pay for Performance	\$10/MCF of natural gas saved \$0.25/kWh of electricity saved		
ENERGY STAR® Bonus	\$350 per house (natural gas and combo homes) \$300 per house (electric-only homes)		

*To be eligible for window and insulation rebates, DTE must provide the primary heating fuel type.

†Slab insulation must be 2 ft. of R-15 on the perimeter.

The maximum level of incentives allowed for **detached housing** are as follows:

(HERS 60 or less)		(HERS 45 or less, and a cold-climate heat pump must be used as the primary heating/cooling equipment)			
	Standard	ENERGY STAR		Standard	ENERGY STAR
Electric	\$1,500	\$1,800	Electric*	\$3,500	\$3,800
Combo	\$2,100	\$2,450	Combo	\$3,500	\$3,850
Gas	\$1,300	\$1,650	*If home's only energy provider is DTE, then DTE will honor \$350 ENERGY STAR bonus		

Are you a builder or HERS Rater interested in joining the DTE New Homes Program?

To view Program Guidelines/Terms and Conditions and submit your application, visit dtenewhomes.programprocessing.com. For more information, call **313.568.5267** or email dtenewhomes@icf.com.

How the incentive structure works

All homes must meet a Home Energy Rating System® (HERS®) Index score of 60 or less. After that prerequisite is met, participating builders are eligible for a performance incentive. The performance incentive will pay \$10/MCF of natural gas saved and \$0.25/kWh of electricity saved over building code minimums. Savings are calculated based on the HERS Rater submission in the program's online incentive system.

Additionally, ENERGY STAR homes will receive a supplemental \$350 bonus for natural gas or combo homes and \$300 bonus for electric-only homes.

Lastly, participating builders may also earn supplementary incentives through three bonus tiers – Silver Tier, Gold Tier and Platinum Tier. Each of the incentives is a la carte and independent. Builders can mix and match silver, gold and platinum measures to maximize their incentive, up to the maximum incentive levels in the table above.



Additional eligibility requirements

- Home must be in DTE electric/gas combo or electric service territory as evidenced by town, ZIP code and DTE meter number.
- Qualifying structures must be single-family residential homes, townhouses, duplexes, condos (4 units or less), or apartments (4 units or less).
- Mobile homes and manufactured homes are not eligible.
- Eligible connected housing (townhomes, condominiums, duplexes, apartments, row houses, flats, cooperatives) will receive a 25% discounted rebate on equipment and ENERGY STAR bonuses. Maximum incentive levels are also discounted by 25%, compared to the detached housing maximum level of incentives.
- Home must receive a HERS rating rough/pre-drywall inspection and a final inspection.
- Homes must have a rough HERS inspection on or after Jan. 1, 2026. Homes with an earlier rough HERS inspection date qualify under the 2024 Program guidelines and incentives.
- Incentives are available only for measures associated with the gas, electric or combo service provided by DTE.
- Homes qualifying for an ENERGY STAR bonus must comply with ENERGY STAR Version 3.1.
- Appliance Consortium for Energy Efficiency (CEE) tiering: Tier I – Appliances that are placed in the Tier I level exhibit efficiencies that exceed government standards by 20%. This level corresponds to the benchmarks required for ENERGY STAR certification. Tier II – This level signifies energy efficiency at 25% above government mandates. Tier III – This level represents the highest levels of energy and water efficiency, with savings of over 30% versus government benchmarks.
- Proof of purchase is required for any windows, appliances and smart home accessories that are requesting incentives. Proof includes a receipt or invoice showing paid in full.
- All space-heating heat pumps must be geothermal or a cold-climate heat pump with 18+ SEER, 9+ HSPF, COP @ 5°F > 1.75 at maximum capacity.