119TH CONGRESS 2d Session | HOUSE OF REPRESENTATIVES | REPORT 119–484

HOMEOWNER ENERGY FREEDOM ACT

FEBRUARY 4, 2026.—Committed to the Committee of the Whole House on the State of the Union and ordered to be printed

Mr. GUTHRIE, from the Committee on Energy and Commerce, submitted the following

R E P O R T

[To accompany H.R. 4758]

[Including cost estimate of the Congressional Budget Office]

The Committee on Energy and Commerce, to whom was referred the bill (H.R. 4758) to repeal provisions of Public Law 117–169 relating to taxpayer subsidies for home electrification, and for other purposes, having considered the same, reports favorably thereon without amendment and recommends that the bill do pass.

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PURPOSE AND SUMMARY

H.R. 4758, the Homeowner Energy Freedom Act, was introduced by Representative Goldman (R–TX) on July 25, 2025, and referred to the Committee on Energy and Commerce on July 25, 2025. H.R. 4758 repeals three sections of the Inflation Reduction Act (IRA): section 50122, establishing a new high-efficiency electric home rebate program; section 50123, establishing the home energy efficiency contractor training program; and section 50131, to provide financial assistance to states and localities to adopt the latest energy conservation building code and so-called zero-energy building energy codes.

BACKGROUND AND NEED FOR LEGISLATION

H.R. 4758 repeals certain provisions from the Inflation Reduction Act (IRA)[1] to protect consumer choice and ensure that home energy costs do not put homeownership out of reach for Americans.

The bill would repeal sections 50122[2] and 50123[3] of the IRA, designed to subsidize the electrify-everything movement, and seek to end the use of gas appliances in the name of climate policies. These sections provide some $4.5 billion to states to use taxpayer subsidies to incentivize electrification projects and to pay for related training grants, through rebate programs. The rebates subsidize the cost of replacing natural gas stoves with electric cooktops, gas heating with electric heat pumps, water heaters, and other related electrification products. In a free-market economy, competition is necessary to put downward pressure on the price of goods and services. Inserting taxpayer subsidies into this system deprives the public of the beneficial forces of the free market and inappropriately forces taxpayers to pay for new electrical appliance products, keeping prices high for consumers.

It is not appropriate for taxpayers to support incentives intended to pursue policy agendas to end homeowner use of natural gas. An aggressive push towards electrification ignores the household energy needs of Americans, including the significant number of households that rely on natural gas for heating their homes and cooking. The U.S. Energy Information Administration (EIA) reports that in 2020, 61 percent of U.S. households used natural gas in their homes.[4] In the Midwest and West, nearly 75 percent of households rely on natural gas appliances.[5] These sections of the IRA remove these choices from individual families, instead giving them away to Washington bureaucrats.

Furthermore, these home rebates provide taxpayer subsidies for households earning over 150 percent of the median household income of their area. Data from 2024 shows that the median income in the District of Columbia was $104,800, meaning that households in Washington D.C. making up to $156,000 can receive taxpayer subsidies to upgrade their home appliances.[6] Under this same

[1] Pub. L. No. 117–169, 136 Stat. 1818.
[2] 42 U.S.C. § 18795a.
[3] 42 U.S.C. § 18795b.
[4] U.S. ENERGY INFO. ADMIN. (EIA), *The majority of U.S. households used natural gas in 2020,* (Mar. 23, 2023), https://www.eia.gov/todayinenergy/detail.php?id=55940.
[5] *Id.*
[6] FED. RESERVE BANK OF ST. LOUIS, *Real Median Household Income by State, Annual,* (2024), http://fred.stlousfed.org/release/tables?eid=259515&rid=249.

threshold, the 2024 median income for Massachusetts was $113,900, meaning that households making up to $170,850, which is nearly double the nationwide median household income,[7] qualify for these subsidies. The Committee believes this is an irresponsible and unnecessary use of taxpayer dollars.

By repealing these programs, H.R. 4758 will preserve consumer choice, allowing consumers to operate in their best interests, preventing efforts to effectively ban natural gas use, and spurring technological innovation.

H.R. 4758 also strikes provisions of the IRA that pressured states and localities to adopt stringent building codes, with little room to meet local needs. Section 50131[8] of the IRA appropriated $900 million for the Department of Energy (DOE) to distribute grants to States and local governments to adopt the 2021 International Energy Conservation Code (IECC) for residential buildings. Additionally, the DOE may distribute grants to state and local governments that adopt the IECC Zero Energy Code.

The Biden-Harris Administration significantly grew the role of the federal government through the adoption and enforcement of gratuitous building codes. On top of this IRA program, the last administration pushed for building codes and standards that adopted "net-zero" emissions requirements, electric appliances and furnaces, and rooftop solar panels, and the DOE and the Pacific Northwest National Laboratory (PNNL) developed a series of technical briefs and "model" building codes.

Efforts to pressure States to adopt rigid building codes have increased the price of housing, reduced access to affordable homes for first-time homebuyers, and ultimately hurt consumers. Nowhere is this more apparent than in Kansas City, Missouri, which adopted the unamended IECC building codes in July 2022, in hopes of receiving funding. Immediately upon adoption, single family home construction permits dropped by 22 percent; meanwhile, the same construction permits rose by 117 percent in surrounding areas, which had not adopted the latest IECC code.[9] The forced adoption of these codes clearly has had a chilling effect on homebuilding, resulting in expensive housing markets and ultimately exacerbating the affordable housing crisis in the United States.

The Committee finds that these sections of the IRA limit consumer choice, disincentive affordable housing options, and increase the price of housing for Americans. H.R. 4758 will help restore balance in the marketplace and consumer choice for the American people.

Committee Action

On September 16, 2025, the Subcommittee on Energy held a legislative hearing on H.R. 4758. The Subcommittee received testimony from:

- Jeff Novak, Acting General Counsel and Principal Deputy General Counsel, U.S. Department of Energy;

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[7] *Id.*

[8] Pub. L. No. 117–169, Title V, § 50123, Aug. 16, 2022, 136 Stat. 2041., codified at 42 U.S.C.A. § 18795b.

[9] See Testimony of Buddy Hughes, *Building the American Dream: Examining Affordability, Choice and Security in Appliance and Buildings Policies: Hearing before the Subcomm. On Energy of the H. Comm. on Energy and Commerce,* 119th Cong. (Sep. 9, 2025).

- George Lowe, Vice President of Governmental Affairs and Public Policy, American Gas Association;
- Jennifer Cleary, Vice President of Regulatory Affairs, Association of Home Appliance Manufacturers;
- Brian Tebbenkamp, President and Owner, Patriot Homes Inc; and,
- Andrew deLaski, Executive Director, Appliance Standards Awareness Project.

On November 19, 2025, the Subcommittee on Energy met in open markup session and forwarded H.R. 4758, without amendment, to the full Committee by a record vote of 16 yeas and 14 nays. On December 3, 2025, the full Committee on Energy and Commerce met in open markup session and ordered H.R. 4758, without amendment, favorably reported to the House by a recorded vote of 25 yeas and 21 nays.

COMMITTEE VOTES

Clause 3(b) of rule XIII requires the Committee to list the record votes on the motion to report legislation and amendments thereto. The following reflects the record votes taken during the Committee consideration:

As of 02/24/2025

COMMITTEE ON ENERGY AND COMMERCE
119TH CONGRESS
ROLL CALL VOTE # 16

BILL: H.R. 4758, Homeowner Energy Freedom Act

AMENDMENT: AMD_HR4758_SC02, offered by Rep. DeGette

DISPOSITION: Not agreed to, by a roll call vote of 21 yeas and 27 nays.

REPRESENTATIVE	YEAS	NAYS	PRESENT	REPRESENTATIVE	YEAS	NAYS	PRESENT
Mr. Guthrie		X		Mr. Pallone	X		
Mr. Latta		X		Ms. DeGette	X		
Mr. Griffith		X		Ms. Schakowsky	X		
Mr. Bilirakis		X		Ms. Matsui	X		
Mr. Hudson		X		Ms. Castor	X		
Mr. Carter (GA)		X		Mr. Tonko	X		
Mr. Palmer		X		Ms. Clarke			
Mr. Dunn				Mr. Ruiz	X		
Mr. Crenshaw				Mr. Peters	X		
Mr. Joyce		X		Mrs. Dingell	X		
Mr. Weber		X		Mr. Veasey			
Mr. Allen		X		Ms. Kelly			
Mr. Balderson		X		Ms. Barragán	X		
Mr. Fulcher		X		Mr. Soto	X		
Mr. Pfluger		X		Ms. Schrier	X		
Mrs. Harshbarger		X		Ms. Trahan	X		
Mrs. Miller-Meeks				Ms. Fletcher	X		
Mrs. Cammack		X		Ms. Ocasio-Cortez	X		
Mr. Obernolte		X		Mr. Auchincloss	X		
Mr. James		X		Mr. Carter (LA)	X		
Mr. Bentz		X		Mr. Menendez	X		
Mrs. Houchin		X		Mr. Mullin	X		
Mr. Fry		X		Mr. Landsman	X		
Ms. Lee		X		Ms. McClellan	X		
Mr. Langworthy		X					
Mr. Kean		X					
Mr. Rulli		X					
Mr. Evans		X					
Mr. Goldman		X					
Mrs. Fedorchak		X					

12/03/2025

As of 02/24/2025

COMMITTEE ON ENERGY AND COMMERCE
119TH CONGRESS
ROLL CALL VOTE # 17

BILL: H.R. 4758, Homeowner Energy Freedom Act

AMENDMENT: AMD_HR4758_SC01, offered by Rep. McClellan

DISPOSITION: Not agreed to, by a roll call vote of 21 yeas and 25 nays.

REPRESENTATIVE	YEAS	NAYS	PRESENT	REPRESENTATIVE	YEAS	NAYS	PRESENT
Mr. Guthrie		X		Mr. Pallone	X		
Mr. Latta		X		Ms. DeGette	X		
Mr. Griffith		X		Ms. Schakowsky	X		
Mr. Bilirakis		X		Ms. Matsui	X		
Mr. Hudson		X		Ms. Castor	X		
Mr. Carter (GA)		X		Mr. Tonko	X		
Mr. Palmer		X		Ms. Clarke			
Mr. Dunn				Mr. Ruiz	X		
Mr. Crenshaw				Mr. Peters	X		
Mr. Joyce		X		Mrs. Dingell	X		
Mr. Weber		X		Mr. Veasey			
Mr. Allen		X		Ms. Kelly			
Mr. Balderson				Ms. Barragán	X		
Mr. Fulcher		X		Mr. Soto	X		
Mr. Pfluger		X		Ms. Schrier	X		
Mrs. Harshbarger		X		Ms. Trahan	X		
Mrs. Miller-Meeks				Ms. Fletcher	X		
Mrs. Cammack		X		Ms. Ocasio-Cortez	X		
Mr. Obernolte		X		Mr. Auchincloss	X		
Mr. James		X		Mr. Carter (LA)	X		
Mr. Bentz		X		Mr. Menendez	X		
Mrs. Houchin		X		Mr. Mullin	X		
Mr. Fry		X		Mr. Landsman	X		
Ms. Lee		X		Ms. McClellan	X		
Mr. Langworthy		X					
Mr. Kean		X					
Mr. Rulli		X					
Mr. Evans		X					
Mr. Goldman		X					
Mrs. Fedorchak							

12/03/2025

As of 02/24/2025

COMMITTEE ON ENERGY AND COMMERCE
119TH CONGRESS
ROLL CALL VOTE # 18

BILL: H.R. 4758, Homeowner Energy Freedom Act

AMENDMENT: Final Passage

DISPOSITION: Agreed to, by a roll call vote of 25 yeas and 21 nays.

REPRESENTATIVE	YEAS	NAYS	PRESENT	REPRESENTATIVE	YEAS	NAYS	PRESENT
Mr. Guthrie	X			Mr. Pallone		X	
Mr. Latta	X			Ms. DeGette		X	
Mr. Griffith	X			Ms. Schakowsky		X	
Mr. Bilirakis	X			Ms. Matsui		X	
Mr. Hudson	X			Ms. Castor		X	
Mr. Carter (GA)	X			Mr. Tonko		X	
Mr. Palmer	X			Ms. Clarke			
Mr. Dunn				Mr. Ruiz		X	
Mr. Crenshaw				Mr. Peters		X	
Mr. Joyce	X			Mrs. Dingell		X	
Mr. Weber	X			Mr. Veasey			
Mr. Allen	X			Ms. Kelly			
Mr. Balderson				Ms. Barragán		X	
Mr. Fulcher	X			Mr. Soto		X	
Mr. Pfluger	X			Ms. Schrier		X	
Mrs. Harshbarger	X			Ms. Trahan		X	
Mrs. Miller-Meeks				Ms. Fletcher		X	
Mrs. Cammack	X			Ms. Ocasio-Cortez		X	
Mr. Obernolte	X			Mr. Auchincloss		X	
Mr. James	X			Mr. Carter (LA)		X	
Mr. Bentz	X			Mr. Menendez		X	
Mrs. Houchin	X			Mr. Mullin		X	
Mr. Fry	X			Mr. Landsman		X	
Ms. Lee	X			Ms. McClellan		X	
Mr. Langworthy	X						
Mr. Kean	X						
Mr. Rulli	X						
Mr. Evans	X						
Mr. Goldman	X						
Mrs. Fedorchak							

12/03/2025

OVERSIGHT FINDINGS AND RECOMMENDATIONS

Pursuant to clause 2(b)(1) of rule X and clause 3(c)(1) of rule XIII, the Committee held hearings and made findings that are reflected in this report.

NEW BUDGET AUTHORITY, ENTITLEMENT AUTHORITY, AND TAX EXPENDITURES

Pursuant to clause 3(c)(2) of rule XIII, the Committee finds that H.R. 4758 would result in no new or increased budget authority, entitlement authority, or tax expenditures or revenues.

CONGRESSIONAL BUDGET OFFICE ESTIMATE

Pursuant to clause 3(c)(3) of rule XIII, the following is the cost estimate provided by the Congressional Budget Office pursuant to section 402 of the Congressional Budget Act of 1974:

H.R. 4758, Homeowner Energy Freedom Act
As ordered reported by the House Committee on Energy and Commerce on December 3, 2025

By Fiscal Year, Millions of Dollars	2026	2026-2030	2026-2035
Direct Spending (Outlays)	0	0	0
Revenues	0	0	0
Increase or Decrease (-) in the Deficit	0	0	0
Spending Subject to Appropriation (Outlays)	0	0	0

Increases *net direct spending* in any of the four consecutive 10-year periods beginning in 2036?	No	Statutory pay-as-you-go procedures apply?	No
		Mandate Effects	
Increases *on-budget deficits* in any of the four consecutive 10-year periods beginning in 2036?	No	Contains intergovernmental mandate?	No
		Contains private-sector mandate?	No

H.R. 4758 would repeal three Department of Energy programs established by the 2022 reconciliation act and rescind unobligated balances for those activities. Specifically, the bill would repeal the following programs:

- Home Electrification and Appliances Rebate program (section 50122);
- State-Based Home Energy Efficiency Contractor Training Grant program (section 50123); and
- Assistance for Latest and Zero Building Energy Code Adoption program (section 50131).

CBO assumes that H.R. 4758 will be enacted early in calendar year 2026. The 2025 reconciliation act rescinded unobligated balances for the contractor training program. CBO estimates that about $300 million in unobligated balances will be available for the other two programs at the time of enactment. Accordingly, CBO estimates that enacting the bill would reduce budget authority in 2026 by about $300 million.

However, relative to the January 2025 baseline, CBO does not expect that those balances will be spent under current law. On that basis, CBO estimates that enacting H.R. 4758 would not affect direct spending over the 2026–2035 period.[1]

The CBO staff contact for this estimate is Aaron Krupkin. The estimate was reviewed by H. Samuel Papenfuss, Deputy Director of Budget Analysis.

PHILLIP L. SWAGEL,
Director, Congressional Budget Office.

FEDERAL MANDATES STATEMENT

The Committee adopts as its own the estimate of Federal mandates prepared by the Director of the Congressional Budget Office pursuant to section 423 of the Unfunded Mandates Reform Act.

STATEMENT OF GENERAL PERFORMANCE GOALS AND OBJECTIVES

Pursuant to clause 3(c)(4) of rule XIII, the general performance goal or objective of this legislation is to repeal sections 50122, 50123, and 50131 of P.L. 117–169.

DUPLICATION OF FEDERAL PROGRAMS

Pursuant to clause 3(c)(5) of rule XIII, no provision of H.R. 4758 is known to be duplicative of another Federal program, including any program that was included in a report to Congress pursuant to section 21 of Public Law 111–139 or the most recent Catalog of Federal Domestic Assistance.

RELATED COMMITTEE AND SUBCOMMITTEE HEARINGS

Pursuant to clause 3(c)(6) of rule XIII, the following related hearings were used to develop or consider H.R. 4758:

On February 5, 2025, the Subcommittee on Energy held a hearing on H.R. 4758. The title of the hearing was "Powering America's Future: Unleashing American Energy." The Subcommittee received testimony from:

- Amanda Eversole, Executive Vice President and Chief Advocacy Officer, American Petroleum Institute;
- Brigham McCown, Senior Fellow and Director, Initiative on American Energy Security, The Hudson Institute;
- Gary Arnold, Business Manager, Denver Pipefitters Local 208; and,
- Tyler O'Conner, Partner, Crowell & Moring LLP.

On February 26, 2025, the Subcommittee on Oversight and Investigations held a hearing on H.R. 4758. The title of the hearing was "Examining the Biden Administration's Energy and Environment Spending Push." The Subcommittee received testimony from:

- Johnathan Black, Chief Advisor for Strategic Planning and Program Oversight, Office of Inspector General, U.S. Department of Energy;
- J. Alfredo Gomez, Director, Natural Resources and Environment team, U.S. Government Accountability Office;
- Nicole Murley, Acting Inspector General, Office of Inspector General, U.S. Environmental Protection Agency; and,

[1] See Congressional Budget Office, *CBO Explains How It Estimates Saving From Rescissions* (May 2023), https://www.cbo.gov/publication/58915.

- Frank Rusco, Director, Natural Resources and Environment team, U.S. Government Accountability Office.

On March 5, 2025, the Subcommittee on Energy held a hearing on H.R. 4758. The title of the hearing was "Scaling for Growth: Meeting the Demand for Reliable, Affordable Electricity." The Subcommittee received testimony from:

- Todd Brickhouse, CEO and General Manager, Basin Electric Power Cooperative;
- Asim Z. Haque, Senior Vice President for Governmental and Member Servies, PJM;
- Noel W. Black, Senior Vice President of Regulatory Affairs, Southern Company; and,
- Tyler H. Norris, James B. Duke Fellow, Duke University.

On September 9, 2025, the Subcommittee on Energy held a hearing on H.R. 4758. The title of the hearing was "Building the American Dream: Examining Affordability, Choice, and Security in Appliance and Buildings Policies." The Subcommittee received testimony from:

- Buddy Hughes, Chairman, National Association of Home Builders;
- Ben Lieberman, Senior Fellow, Competitive Enterprise Institute;
- Jim Steffes, Senior Vice President of Regulatory Affairs, Washington Gas; and,
- Kara Saul-Rinaldi, Chief Policy Officer, Building Performance Association.

On September 16, 2025, the Subcommittee on Energy held a legislative hearing on H.R. 4758. The title of the hearing was "Appliance and Buildings Policies: Restoring the American Dream of Home Ownership and Consumer Choice." The Subcommittee received testimony from:

- Jeff Novak, Acting General Counsel and Principal Deputy General Counsel, U.S. Department of Energy;
- George Lowe, Vice President of Governmental Affairs and Public Policy, American Gas Association;
- Jennifer Cleary, Vice President of Regulatory Affairs, Association of Home Appliance Manufacturers;
- Brian Tebbenkamp, President and Owner, Patriot Homes Inc.; and,
- Andrew deLaski, Executive Director, Appliance Standards Awareness Project.

Committee Cost Estimate

Pursuant to clause 3(d)(1) of rule XIII, the Committee adopts as its own the cost estimate prepared by the Director of the Congressional Budget Office pursuant to section 402 of the Congressional Budget Act of 1974.

Earmark, Limited Tax Benefits, and Limited Tariff Benefits

Pursuant to clause 9(e), 9(f), and 9(g) of rule XXI, the Committee finds that H.R. 4758 contains no earmarks, limited tax benefits, or limited tariff benefits.

ADVISORY COMMITTEE STATEMENT

No advisory committees within the meaning of section 5(b) of the Federal Advisory Committee Act were created by this legislation.

APPLICABILITY TO LEGISLATIVE BRANCH

The Committee finds that the legislation does not relate to the terms and conditions of employment or access to public services or accommodations within the meaning of section 102(b)(3) of the Congressional Accountability Act.

SECTION-BY-SECTION ANALYSIS OF THE LEGISLATION

Section 1: Short title

Section 1 provides the short title of "Homeowner Energy Freedom Act."

Section 2: Homeowner energy freedom

Section 2 repeals sections 50122, 50123, and 50131 of the Inflation Reduction Act. The section also rescinds any unobligated funds from sections 50122 and 50131.

CHANGES IN EXISTING LAW MADE BY THE BILL, AS REPORTED

In compliance with clause 3(e) of rule XIII of the Rules of the House of Representatives, changes in existing law made by the bill, as reported, are shown as follows (existing law proposed to be omitted is enclosed in black brackets and existing law in which no change is proposed is shown in roman):

PUBLIC LAW 117-169

* * * * * * *

TITLE V—COMMITTEE ON ENERGY AND NATURAL RESOURCES

Subtitle A—Energy

* * * * * * *

PART 2—RESIDENTIAL EFFICIENCY AND ELECTRIFICATION REBATES

SEC. 50121. HOME ENERGY PERFORMANCE-BASED, WHOLE-HOUSE REBATES.

(a) APPROPRIATION.—

(1) IN GENERAL.—In addition to amounts otherwise available, there is appropriated to the Secretary for fiscal year 2022, out of any money in the Treasury not otherwise appropriated, $4,300,000,000, to remain available through September 30, 2031, to carry out a program to award grants to State energy offices to develop and implement a HOMES rebate program.

(2) ALLOCATION OF FUNDS.—

(A) IN GENERAL.—The Secretary shall reserve funds made available under paragraph (1) for each State energy office—

(i) in accordance with the allocation formula for the State Energy Program in effect on January 1, 2022; and

(ii) to be distributed to a State energy office if the application of the State energy office under subsection (b) is approved.

(B) ADDITIONAL FUNDS.—Not earlier than 2 years after the date of enactment of this Act, any money reserved under subparagraph (A) but not distributed under clause (ii) of that subparagraph shall be redistributed to the State energy offices operating a HOMES rebate program using a grant received under this section in proportion to the amount distributed to those State energy offices under subparagraph (A)(ii).

(3) ADMINISTRATIVE EXPENSES.—Of the funds made available under paragraph (1), the Secretary shall use not more than 3 percent for—

(A) administrative purposes; and

(B) providing technical assistance relating to activities carried out under this section.

(b) APPLICATION.—A State energy office seeking a grant under this section shall submit to the Secretary an application that includes a plan to implement a HOMES rebate program, including a plan—

(1) to use procedures, as approved by the Secretary, for determining the reductions in home energy use resulting from the implementation of a home energy efficiency retrofit that are calibrated to historical energy usage for a home consistent with BPI 2400, for purposes of modeled performance home rebates;

(2) to use open-source advanced measurement and verification software, as approved by the Secretary, for determining and documenting the monthly and hourly (if available) weather-normalized energy use of a home before and after the implementation of a home energy efficiency retrofit, for purposes of measured performance home rebates;

(3) to value savings based on time, location, or greenhouse gas emissions;

(4) for quality monitoring to ensure that each home energy efficiency retrofit for which a rebate is provided is documented in a certificate that—

(A) is provided by the contractor and certified by a third party to the homeowner; and

(B) details the work performed, the equipment and materials installed, and the projected energy savings or energy generation to support accurate valuation of the retrofit;

(5) to provide a contractor performing a home energy efficiency retrofit or an aggregator who has the right to claim a rebate $200 for each home located in a disadvantaged community that receives a home energy efficiency retrofit for which a rebate is provided under the program; and

(6) to ensure that a homeowner or aggregator does not receive a rebate for the same upgrade through both a HOMES rebate program and any other Federal grant or rebate program, pursuant to subsection (c)(7).

(c) HOMES REBATE PROGRAM.—

(1) IN GENERAL.—A HOMES rebate program carried out by a State energy office receiving a grant pursuant to this section shall provide rebates to homeowners and aggregators for whole-house energy saving retrofits begun on or after the date of enactment of this Act and completed by not later than September 30, 2031.

(2) AMOUNT OF REBATE.—Subject to paragraph (3), under a HOMES rebate program, the amount of a rebate shall not exceed—

(A) for individuals and aggregators carrying out energy efficiency upgrades of single-family homes—

(i) in the case of a retrofit that achieves modeled energy system savings of not less than 20 percent but less than 35 percent, the lesser of—

(I) $2,000; and

(II) 50 percent of the project cost;

(ii) in the case of a retrofit that achieves modeled energy system savings of not less than 35 percent, the lesser of—

(I) $4,000; and

(II) 50 percent of the project cost; and

(iii) for measured energy savings, in the case of a home or portfolio of homes that achieves energy savings of not less than 15 percent—

(I) a payment rate per kilowatt hour saved, or kilowatt hour-equivalent saved, equal to $2,000 for a 20 percent reduction of energy use for the average home in the State; or

(II) 50 percent of the project cost;

(B) for multifamily building owners and aggregators carrying out energy efficiency upgrades of multifamily buildings—

(i) in the case of a retrofit that achieves modeled energy system savings of not less than 20 percent but less than 35 percent, $2,000 per dwelling unit, with a maximum of $200,000 per multifamily building;

(ii) in the case of a retrofit that achieves modeled energy system savings of not less than 35 percent, $4,000 per dwelling unit, with a maximum of $400,000 per multifamily building; or

(iii) for measured energy savings, in the case of a multifamily building or portfolio of multifamily buildings that achieves energy savings of not less than 15 percent—

(I) a payment rate per kilowatt hour saved, or kilowatt hour-equivalent saved, equal to $2,000 for a 20 percent reduction of energy use per dwelling unit for the average multifamily building in the State; or

(II) 50 percent of the project cost; and

(C) for individuals and aggregators carrying out energy efficiency upgrades of a single-family home occupied by a low- or moderate-income household or a multifamily building not less than 50 percent of the dwelling units of which are occupied by low- or moderate-income households—

(i) in the case of a retrofit that achieves modeled energy system savings of not less than 20 percent but less than 35 percent, the lesser of—

(I) $4,000 per single-family home or dwelling unit; and

(II) 80 percent of the project cost;

(ii) in the case of a retrofit that achieves modeled energy system savings of not less than 35 percent, the lesser of—

(I) $8,000 per single-family home or dwelling unit; and

(II) 80 percent of the project cost; and

(iii) for measured energy savings, in the case of a single-family home, multifamily building, or portfolio of single-family homes or multifamily buildings that achieves energy savings of not less than 15 percent—

(I) a payment rate per kilowatt hour saved, or kilowatt hour-equivalent saved, equal to $4,000 for a 20 percent reduction of energy use per single-family home or dwelling unit, as applicable, for the average single-family home or multifamily building in the State; or

(II) 80 percent of the project cost.

(3) REBATES TO LOW- OR MODERATE-INCOME HOUSEHOLDS.—On approval from the Secretary, notwithstanding paragraph (2), a State energy office carrying out a HOMES rebate program using a grant awarded pursuant to this section may increase rebate amounts for low- or moderate-income households.

(4) USE OF FUNDS.—A State energy office that receives a grant pursuant to this section may use not more than 20 percent of the grant amount for planning, administration, or technical assistance related to a HOMES rebate program.

(5) DATA ACCESS GUIDELINES.—The Secretary shall develop and publish guidelines for States relating to residential electric and natural gas energy data sharing.

(6) EXEMPTION.—Activities carried out by a State energy office using a grant awarded pursuant to this section shall not be subject to the expenditure prohibitions and limitations described in section 420.18 of title 10, Code of Federal Regulations.

(7) PROHIBITION ON COMBINING REBATES.—A rebate provided by a State energy office under a HOMES rebate program may not be combined with any other Federal grant or rebate[, including a rebate provided under a high-efficiency electric home rebate program (as defined in section 50122(d)),] for the same single upgrade.

(d) DEFINITIONS.—In this section:

(1) DISADVANTAGED COMMUNITY.—The term “disadvantaged community” means a community that the Secretary deter-

mines, based on appropriate data, indices, and screening tools, is economically, socially, or environmentally disadvantaged.

(2) HOMES REBATE PROGRAM.—The term "HOMES rebate program" means a Home Owner Managing Energy Savings rebate program established by a State energy office as part of an approved State energy conservation plan under the State Energy Program.

(3) LOW- OR MODERATE-INCOME HOUSEHOLD.—The term "low- or moderate-income household" means an individual or family the total annual income of which is less than 80 percent of the median income of the area in which the individual or family resides, as reported by the Department of Housing and Urban Development, including an individual or family that has demonstrated eligibility for another Federal program with income restrictions equal to or below 80 percent of area median income.

⟦SEC. 50122. HIGH-EFFICIENCY ELECTRIC HOME REBATE PROGRAM.

⟦(a) APPROPRIATIONS.—

⟦(1) FUNDS TO STATE ENERGY OFFICES AND INDIAN TRIBES.— In addition to amounts otherwise available, there is appropriated to the Secretary for fiscal year 2022, out of any money in the Treasury not otherwise appropriated, to carry out a program—

⟦(A) to award grants to State energy offices to develop and implement a high-efficiency electric home rebate program in accordance with subsection (c), $4,275,000,000, to remain available through September 30, 2031; and

⟦(B) to award grants to Indian Tribes to develop and implement a high-efficiency electric home rebate program in accordance with subsection (c), $225,000,000, to remain available through September 30, 2031.

⟦(2) ALLOCATION OF FUNDS.—

⟦(A) STATE ENERGY OFFICES.—The Secretary shall reserve funds made available under paragraph (1)(A) for each State energy office—

⟦(i) in accordance with the allocation formula for the State Energy Program in effect on January 1, 2022; and

⟦(ii) to be distributed to a State energy office if the application of the State energy office under subsection (b) is approved.

⟦(B) INDIAN TRIBES.—The Secretary shall reserve funds made available under paragraph (1)(B)—

⟦(i) in a manner determined appropriate by the Secretary; and

⟦(ii) to be distributed to an Indian Tribe if the application of the Indian Tribe under subsection (b) is approved.

⟦(C) ADDITIONAL FUNDS.—Not earlier than 2 years after the date of enactment of this Act, any money reserved under—

⟦(i) subparagraph (A) but not distributed under clause (ii) of that subparagraph shall be redistributed to the State energy offices operating a high-efficiency electric home rebate program in proportion to the amount distributed to those State energy offices under that clause; and

⟦(ii) subparagraph (B) but not distributed under clause (ii) of that subparagraph shall be redistributed to the Indian Tribes operating a high-efficiency electric home rebate program in proportion to the amount distributed to those Indian Tribes under that clause.

⟦(3) ADMINISTRATIVE EXPENSES.—Of the funds made available under paragraph (1), the Secretary shall use not more than 3 percent for—

⟦(A) administrative purposes; and

⟦(B) providing technical assistance relating to activities carried out under this section.

⟦(b) APPLICATION.—A State energy office or Indian Tribe seeking a grant under the program shall submit to the Secretary an application that includes a plan to implement a high-efficiency electric home rebate program, including—

⟦(1) a plan to verify the income eligibility of eligible entities seeking a rebate for a qualified electrification project;

⟦(2) a plan to allow rebates for qualified electrification projects at the point of sale in a manner that ensures that the income eligibility of an eligible entity seeking a rebate may be verified at the point of sale;

⟦(3) a plan to ensure that an eligible entity does not receive a rebate for the same qualified electrification project through both a high-efficiency electric home rebate program and any other Federal grant or rebate program, pursuant to subsection (c)(8); and

⟦(4) any additional information that the Secretary may require.

⟦(c) HIGH-EFFICIENCY ELECTRIC HOME REBATE PROGRAM.—

⟦(1) IN GENERAL.—Under the program, the Secretary shall award grants to State energy offices and Indian Tribes to establish a high-efficiency electric home rebate program under which rebates shall be provided to eligible entities for qualified electrification projects.

⟦(2) GUIDELINES.—The Secretary shall prescribe guidelines for high-efficiency electric home rebate programs, including guidelines for providing point of sale rebates in a manner consistent with the income eligibility requirements under this section.

⟦(3) AMOUNT OF REBATE.—

⟦(A) APPLIANCE UPGRADES.—The amount of a rebate provided under a high-efficiency electric home rebate program for the purchase of an appliance under a qualified electrification project shall be—

⟦(i) not more than $1,750 for a heat pump water heater;

⟦(ii) not more than $8,000 for a heat pump for space heating or cooling; and

⟦(iii) not more than $840 for—

⟦(I) an electric stove, cooktop, range, or oven; or

⟦(II) an electric heat pump clothes dryer.

⟦(B) NONAPPLIANCE UPGRADES.—The amount of a rebate provided under a high-efficiency electric home rebate program for the purchase of a nonappliance upgrade under a qualified electrification project shall be—

⟦(i) not more than $4,000 for an electric load service center upgrade;

⟦(ii) not more than $1,600 for insulation, air sealing, and ventilation; and

⟦(iii) not more than $2,500 for electric wiring.

⟦(C) MAXIMUM REBATE.—An eligible entity receiving multiple rebates under this section may receive not more than a total of $14,000 in rebates.

⟦(4) LIMITATIONS.—A rebate provided using funding under this section shall not exceed—

⟦(A) in the case of an eligible entity described in subsection (d)(1)(A)—

⟦(i) 50 percent of the cost of the qualified electrification project for a household the annual income of which is not less than 80 percent and not greater than 150 percent of the area median income; and

⟦(ii) 100 percent of the cost of the qualified electrification project for a household the annual income of which is less than 80 percent of the area median income;

⟦(B) in the case of an eligible entity described in subsection (d)(1)(B)—

⟦(i) 50 percent of the cost of the qualified electrification project for a multifamily building not less than 50 percent of the residents of which are households the annual income of which is not less than 80 percent and not greater than 150 percent of the area median income; and

⟦(ii) 100 percent of the cost of the qualified electrification project for a multifamily building not less than 50 percent of the residents of which are households the annual income of which is less than 80 percent of the area median income; or

⟦(C) in the case of an eligible entity described in subsection (d)(1)(C)—

⟦(i) 50 percent of the cost of the qualified electrification project for a household—

⟦(I) on behalf of which the eligible entity is working; and

⟦(II) the annual income of which is not less than 80 percent and not greater than 150 percent of the area median income; and

⟦(ii) 100 percent of the cost of the qualified electrification project for a household—

⟦(I) on behalf of which the eligible entity is working; and

⟦(II) the annual income of which is less than 80 percent of the area median income.

⟦(5) AMOUNT FOR INSTALLATION OF UPGRADES.—

⟦(A) IN GENERAL.—In the case of an eligible entity described in subsection (d)(1)(C) that receives a rebate under the program and performs the installation of the applicable qualified electrification project, a State energy office or

Indian Tribe shall provide to that eligible entity, in addition to the rebate, an amount that—

⟦(i) does not exceed $500; and

⟦(ii) is commensurate with the scale of the upgrades installed as part of the qualified electrification project, as determined by the Secretary.

⟦(B) TREATMENT.—An amount received under subparagraph (A) by an eligible entity described in that subparagraph shall not be subject to the requirement under paragraph (6).

⟦(6) REQUIREMENT.—An eligible entity described in subparagraph (C) of subsection (d)(1) shall discount the amount of a rebate received for a qualified electrification project from any amount charged by that eligible entity to the eligible entity described in subparagraph (A) or (B) of that subsection on behalf of which the qualified electrification project is carried out.

⟦(7) EXEMPTION.—Activities carried out by a State energy office using a grant provided under the program shall not be subject to the expenditure prohibitions and limitations described in section 420.18 of title 10, Code of Federal Regulations.

⟦(8) PROHIBITION ON COMBINING REBATES.—A rebate provided by a State energy office or Indian Tribe under a high-efficiency electric home rebate program may not be combined with any other Federal grant or rebate, including a rebate provided under a HOMES rebate program (as defined in section 50121(d)), for the same qualified electrification project.

⟦(9) ADMINISTRATIVE COSTS.—A State energy office or Indian Tribe that receives a grant under the program shall use not more than 20 percent of the grant amount for planning, administration, or technical assistance relating to a high-efficiency electric home rebate program.

⟦(d) DEFINITIONS.—In this section:

⟦(1) ELIGIBLE ENTITY.—The term "eligible entity" means—

⟦(A) a low- or moderate-income household;

⟦(B) an individual or entity that owns a multifamily building not less than 50 percent of the residents of which are low- or moderate-income households; and

⟦(C) a governmental, commercial, or nonprofit entity, as determined by the Secretary, carrying out a qualified electrification project on behalf of an entity described in subparagraph (A) or (B).

⟦(2) HIGH-EFFICIENCY ELECTRIC HOME REBATE PROGRAM.—The term "high-efficiency electric home rebate program" means a rebate program carried out by a State energy office or Indian Tribe pursuant to subsection (c) using a grant received under the program.

⟦(3) INDIAN TRIBE.—The term "Indian Tribe" has the meaning given the term in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5304).

⟦(4) LOW- OR MODERATE-INCOME HOUSEHOLD.—The term "low- or moderate-income household" means an individual or family the total annual income of which is less than 150 percent of the median income of the area in which the individual or family resides, as reported by the Department of Housing and Urban Development, including an individual or family that has demonstrated eligibility for another Federal program with income restrictions equal to or below 150 percent of area median income.

⟦(5) PROGRAM.—The term "program" means the program carried out by the Secretary under subsection (a)(1).

⟦(6) QUALIFIED ELECTRIFICATION PROJECT.—

⟦(A) IN GENERAL.—The term "qualified electrification project" means a project that—

⟦(i) includes the purchase and installation of—

⟦(I) an electric heat pump water heater;

⟦(II) an electric heat pump for space heating and cooling;

⟦(III) an electric stove, cooktop, range, or oven;

⟦(IV) an electric heat pump clothes dryer;

⟦(V) an electric load service center;

⟦(VI) insulation;

⟦(VII) air sealing and materials to improve ventilation; or

⟦(VIII) electric wiring;

⟦(ii) with respect to any appliance described in clause (i), the purchase of which is carried out—

⟦(I) as part of new construction;

⟦(II) to replace a nonelectric appliance; or

⟦(III) as a first-time purchase with respect to that appliance; and

⟦(iii) is carried out at, or relating to, a single-family home or multifamily building, as applicable and defined by the Secretary.

⟦(B) EXCLUSIONS.—The term "qualified electrification project" does not include any project with respect to which the appliance, system, equipment, infrastructure, component, or other item described in subclauses (I) through (VIII) of subparagraph (A)(i) is not certified under the Energy Star program established by section 324A of the Energy Policy and Conservation Act (42 U.S.C. 6294a), if applicable.

⟦SEC. 50123. STATE-BASED HOME ENERGY EFFICIENCY CONTRACTOR TRAINING GRANTS.

⟦(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated to the Secretary for fiscal year 2022, out of any money in the Treasury not otherwise appropriated, $200,000,000, to remain available through September 30, 2031, to carry out a program to provide financial assistance to States to develop and implement a State program described in section 362(d)(13) of the Energy Policy and Conservation Act (42 U.S.C. 6322(d)(13)), which shall provide training and education to contractors involved in the installation of home energy efficiency and electrification improvements, including improvements eligible for rebates under a HOMES rebate program (as defined in section 50121(d)) or a high-efficiency electric home rebate program (as defined in section 50122(d)), as part of an approved State energy conservation plan under the State Energy Program.

⟦(b) USE OF FUNDS.—A State may use amounts received under subsection (a)—

⟦(1) to reduce the cost of training contractor employees;

⟦(2) to provide testing and certification of contractors trained and educated under a State program developed and implemented pursuant to subsection (a); and

⟦(3) to partner with nonprofit organizations to develop and implement a State program pursuant to subsection (a).

⟦(c) ADMINISTRATIVE EXPENSES.—Of the amounts received by a State under subsection (a), a State shall use not more than 10 percent for administrative expenses associated with developing and implementing a State program pursuant to that subsection.⟧

PART 3—BUILDING EFFICIENCY AND RESILIENCE

⟦SEC. 50131. ASSISTANCE FOR LATEST AND ZERO BUILDING ENERGY CODE ADOPTION.

⟦(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated to the Secretary for fiscal year 2022, out of any money in the Treasury not otherwise appropriated—

⟦(1) $330,000,000, to remain available through September 30, 2029, to carry out activities under part D of title III of the Energy Policy and Conservation Act (42 U.S.C. 6321 through 6326) in accordance with subsection (b); and

⟦(2) $670,000,000, to remain available through September 30, 2029, to carry out activities under part D of title III of the Energy Policy and Conservation Act (42 U.S.C. 6321 through 6326) in accordance with subsection (c).

⟦(b) LATEST BUILDING ENERGY CODE.—The Secretary shall use funds made available under subsection (a)(1) for grants to assist States, and units of local government that have authority to adopt building codes—

⟦(1) to adopt—

⟦(A) a building energy code (or codes) for residential buildings that meets or exceeds the 2021 International Energy Conservation Code, or achieves equivalent or greater energy savings;

⟦(B) a building energy code (or codes) for commercial buildings that meets or exceeds the ANSI/ASHRAE/IES Standard 90.1-2019, or achieves equivalent or greater energy savings; or

⟦(C) any combination of building energy codes described in subparagraph (A) or (B); and

⟦(2) to implement a plan for the jurisdiction to achieve full compliance with any building energy code adopted under paragraph (1) in new and renovated residential or commercial buildings, as applicable, which plan shall include active training and enforcement programs and measurement of the rate of compliance each year.

⟦(c) ZERO ENERGY CODE.—The Secretary shall use funds made available under subsection (a)(2) for grants to assist States, and units of local government that have authority to adopt building codes—

⟦(1) to adopt a building energy code (or codes) for residential and commercial buildings that meets or exceeds the zero energy provisions in the 2021 International Energy Conservation Code or an equivalent stretch code; and

[(2) to implement a plan for the jurisdiction to achieve full compliance with any building energy code adopted under paragraph (1) in new and renovated residential and commercial buildings, which plan shall include active training and enforcement programs and measurement of the rate of compliance each year.

[(d) STATE MATCH.—The State cost share requirement under the item relating to "Department of Energy—Energy Conservation" in title II of the Department of the Interior and Related Agencies Appropriations Act, 1985 (42 U.S.C. 6323a; 98 Stat. 1861), shall not apply to assistance provided under this section.

[(e) ADMINISTRATIVE COSTS.—Of the amounts made available under this section, the Secretary shall reserve not more than 5 percent for administrative costs necessary to carry out this section.]

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MINORITY VIEWS

H.R. 4758, the Homeowner Energy Freedom Act H.R. 4758, the Homeowner Energy Freedom Act, repeals three programs created by the Inflation Reduction Act: the High-Efficiency Electric Home Rebate Program, the State-Based Home Energy Efficiency Contractor Training Grants, and Assistance for Latest and Zero Building Energy Code Adoption. The bill also rescinds all unobligated funds for the High-Efficiency Electric Home Rebate Program and Assistance for Latest and Zero Building Energy Code adoption. The One Big Beautiful Bill Act has already rescinded unobligated funds for the State-Based Home Energy Efficiency Contractor Training Grants. The IRA provided $4.5 billion to help residential customers electrify their homes, $200 million to support energy efficiency and electrification workforce training, and $1 billion to assist with the adoption of building codes. The Committee Minority strongly opposes this bill and the claims and reasoning for this bill made in the Majority report for H.R. 4758.

While the Majority report frames these repeals as a protection of consumer choice, the programs repealed by H.R. 4758 are actually incredibly popular with Americans and are urgently needed to help with the current affordability crisis inflicted by policies imposed by President Trump. The High-Efficiency Electric Home Rebate program provides funding for point-of-sale rebates for appliances and home upgrades. This program helps low- and moderate-income households electrify their homes and access the benefits of clean and efficient technology, all while lowering their energy bills and reducing strain on the electric grid. Electrification and energy efficiency are important tools to lowering costs for Americans. Considering that electricity prices are up thirteen percent nationwide, incentives that help families upgrade their homes with efficient appliances are important now more than ever to safeguard Americans from rising costs. Rewiring America finds that by installing a modern electric heat pump to replace a furnace, installing a heat pump for water heating, installing rooftop solar, and converting to an electric vehicle, a household will save $1,800 on energy bills a year.[1] The electrification rebates repealed by H.R. 4758 will help households access the appliances that result in these savings, and insulates them from the price volatility of fossil fuels and President Trump's current energy crisis.

Along with the electrification rebates, H.R. 4758 repeals assistance for contractor training grants. The State-Based Contractor Training Grants provide assistance for job and workforce training in the efficiency and electrification space. Current trends show that the up to 88 percent of employers in the construction, professional

[1] Rewiring America, The Electric Explainer: Key Programs in the Inflation Reduction Act and What They Mean for Americans (www.rewiringamerica.org/policy/inflation-reduction-act) (accessed Mar. 26, 2023).

services, and manufacturing and trade subsectors of the energy efficiency sector report high levels of hiring difficulties.[2] There is a clear demand for qualified workers and workforce training in the industry, and H.R. 4758 removes this necessary and important funding.

H.R. 4758 also repeals assistance for building energy code adoption. Building energy code adoption assistance will help reduce emissions from residential and commercial building stock through energy code adoption, thus reducing energy consumed and lowering energy bills. The Majority claims that the adoption of these codes would add to the cost of new homes. These claims are challenged by findings that show that all-electric, single-family new construction is more economical to build than a home with gas appliances.[3] These households also have significantly lower lifetime emissions.

The Majority report argues that this bill is needed to protect consumer choice and keep home energy costs affordable. Interestingly, the Majority seems to think that the best way to protect consumer choice is to remove optional, point-of-sale rebates for low- and moderate-income households, remove assistance for workforce training, and remove assistance for optional building code adoption—programs that all enable access to clean and efficient technology and energy bill savings. The programs being repealed by H.R. 4758 are not mandates. They are optional programs that increase access to efficient appliances, reduce energy bills, improve indoor air quality, and reduce emissions. The Majority, by repealing these programs, argues that it is defending consumers, when they are in fact doing the opposite. H.R. 4758 will only serve to lock Americans in to paying even more on their energy bills.

For the reasons stated above, I dissent from the views contained in the Committee's report and oppose H.R. 4758.

FRANK PALLONE, JR.,
Ranking Member.

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[2] Building Performance Association, *Energy Efficiency Jobs in America* (Dec. 2025).
[3] Rocky Mountain Institute, *The Economics of Electrifying Buildings: Residential New Construction* (2022).