

2026 Multifamily Guidelines

Effective: January 1st, 2026

Version 1

Contact:

888-776-1366

Multifamily@powerforwardwithpso.com

Program Overview

Program Description

The Public Service Company of Oklahoma (PSO) Multifamily Program provides cost-effective energy efficiency measures throughout the PSO service territory. Through the program, participating Service Providers will perform energy efficient upgrades in multifamily properties. Additionally, qualifying multifamily properties may receive free direct install measures and an energy survey.

Program Eligibility

- Multifamily properties composed of three or more dwelling units located within the PSO electric service territory are eligible for the Multifamily rebates. Properties under a residential or multifamily rate code all qualify for this program.
- Common areas are eligible for the commercial rebates listed in the Multifamily schedule below.
- There are no maximum limits on the size of a building or number of buildings in a single complex.
- Funds are limited, and services are available in all PSO service territories on a first-come, first-served basis.
- Buildings with fewer than three units, condominiums, and townhomes may qualify for a different PSO residential energy efficiency program. For information about such programs, please visit powerforwardwithpso.com.

Program Participation

STEP 1: Property managers, owners, and/or service providers can enroll their project for preliminary review by calling an account manager at 888-776-1366 or by filling out an enrollment form* at pso-multifamily.programprocessing.com.

STEP 2: Property managers, owners, and/or service providers schedule an appointment to have an Account Manager assess the property to determine eligible energy-efficient measures. A property management representative should plan to be present for the duration of the energy survey.

STEP 3: The Account Manager will work with either the property manager or owner to coordinate installation of rebate measures with a participating Service Provider**

STEP 4: The property manager will send notices to all tenants about the upcoming installations.

STEP 5: The property manager will coordinate access to the units for the Service Provider during measure installation.

STEP 6: A post-installation inspection may be performed on a sample of the units while initial work is being performed or upon completion of the work. A property management representative should plan to be present for the duration of the inspection.

*The enrollment form is a one-page document that all participants must complete. This form collects information required to confirm eligibility for the program and also helps determine which energy efficiency measures are appropriate for the property.

**A limited number of participating Service Providers are approved for multi-family installations. Should you require a specific contractor that is not currently on the list, please contact an Account Manager to discuss training opportunities.



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Program Rebates - Incentivized Measures

MEASURES AND INCENTIVES – COMMERCIAL

Measure		Rebate	Unit
Commercial			
Building Envelope			
Air Sealing ¹		\$ 350	per unit
Ceiling Insulation		\$ 0.10	per sqft
Duct Sealing ¹		\$ 500	per unit
Duct Replacement ¹		\$ 750	per unit
Windows		\$ 45	per window
HVAC			
Central Air Conditioner		\$ 75-200	per ton
Heat Pump		\$ 75-200	per ton
Chiller		Custom	
Lighting			
New Construction	Interior Lighting	\$ 0.20-0.40	per kWh reduced
New Construction	Exterior Lighting for areas > 5,000sqft	\$ 0.03	per kWh reduced
Retrofit	TLED Replacement	\$ 2.00	per lamp
Retrofit	LED Panel, Troffer, or Linear Fixture ≤ 30w	\$ 50	per fixture
Retrofit	LED Panel, Troffer, or Linear Fixture ≥ 31w	\$ 70	per fixture
Retrofit	LED Downlight Fixture	\$ 20	per fixture
Retrofit	LED Permanent De-lamping (removing 2+ lamps)	\$ 25	per fixture
Retrofit	LED Exterior Fixture ≤ 65w	\$35	per fixture
Retrofit	LED Exterior Fixture 66-150w	\$ 100	per fixture
Retrofit	LED Exterior Fixture 151-250w	\$ 200	per fixture
Retrofit	LED Exterior Fixture 251-350w	\$ 250	per fixture
Retrofit	LED Exterior Fixture ≥ 351w	\$ 300	per fixture
Retrofit	LED Exit Signs	\$ 15	per sign
Retrofit	Occupancy Sensor- Wall Switch Replacement	\$ 20	per sensor
Retrofit	Occupancy Sensor- Ceiling/Wall Mount	\$ 50	per sensor
Water-Related Equipment			
Water Heater		\$ 500	per water Heater
Other Equipment			
Other Equipment	Ice Machine	\$ 50-100	per machine
Other Equipment	Vending Machine Controls	\$ 50-100	per unit
*Measure requires mandatory testing to determine rebate eligibility			

MEASURES AND INCENTIVES – RESIDENTIAL

Residential		
Measure	Rebate Amount	
	Gas Heating	Electric Heating
Air Sealing ¹	\$400	\$500
Attic Insulation	\$350	\$600
Duct Sealing ¹	\$575	\$775
Duct Replacement ¹	\$675	\$875
Windows	\$45	\$45
Central Air Conditioner 15.2 SEER2	\$200	\$200
Central Air Conditioner 19+ SEER2	\$600	\$600
Heat Pump 15.2 SEER2	\$600	\$600
Heat Pump 19+ SEER 2	\$800	\$800
Electric Water Heater	\$500	\$500

¹Measure requires mandatory testing to determine rebate eligibility

Program Rebates - Direct Install Measures

In this program, some energy-efficient products are furnished at no cost to PSO multifamily customers. These installed measures help reduce energy usage, water consumption, and sewer charges. The measures available for direct installation in eligible properties and locations are as follows:

- 1.5 gallons per minute showerheads and faucet aerators (when existing fixtures have flow rates of 2.0 gallons per minute or greater and where the water heater is powered by electricity).

Energy Survey Services

Properties who have completed a Direct Install qualify for a complementary energy survey of the property and applicable equipment. Property owners/managers will receive a summary report of the property’s potential energy savings as well as information about other PSO programs for which they may be eligible.

Rebate Technical Requirements and Guidelines

Building Envelope Measures

Air Sealing

Any PSO multifamily property with substantial air leakage may qualify for air sealing rebates. An air leakage test will be performed on the envelope of the commercial common area and/or each residential unit by an independent Third-Party Verifier (TPV). Air sealing work will be performed by an approved Service Provider. After the air sealing is complete, projects will undergo post installation testing by the TPV. Air sealing must show a 20% improvement from the baseline measurement in order to receive rebates. Once air sealing passes final testing, the TPV will send in the testing information for processing and rebate payment be sent in four to six weeks.

Combustion Appliance Zone (CAZ)

When air sealing is performed and CAZ is located in conditioned space, the following requirements must be completed:

- Isolate the CAZ from conditioned space
 - Weatherstrip/jamb-up/door sweep the mechanical room door to stop air-infiltration
 - Seal CAZ penetrations that leak directly into conditioned space
 - Outside sourced combustion air must meet building code requirements
- An Underwriters Laboratory (UL) listed carbon monoxide alarm(s) must be installed outside each separate sleeping area in the immediate vicinity of the bedrooms.

Commercial Ceiling Insulation

- R-value of ceiling insulation must be raised to R-30 in a building in which the pre-retrofit ceiling insulation is judged to have an R-value no greater than R-22.
- The R-value of the pre-retrofit roof deck insulation can be no greater than R-20, the R-value of the pre-retrofit ceiling insulation can be no greater than R-22, and the combined R-value of ceiling and roof deck insulation cannot exceed R-30.
- The pre-existing insulation level of each building must be determined and documented by the insulation installer.
- All typical ceiling insulation materials are eligible for this upgrade and these rebates are designed to bring building attic insulation up to R-30 levels.
- Clear photos of before and after installation, using a ruler, to show the depth of ceiling insulation are required.

Residential Attic Insulation

- Insulation rebates are only available for buildings with existing central AC or heat pumps. Buildings with only window units and/or floor furnaces do not qualify for insulation rebates.
- Existing attic insulation must be R-22 or less. Final attic insulation must be R-38 minimum
- Foam insulation rebates are available as a custom application. Please see an Account Manager for full details.
- Clear photos of before and after installation, using a ruler, to show the depth of ceiling insulation are required

Duct Sealing and Replacement Rebates

Any PSO multifamily property that uses a central duct system or heat pump for heating and cooling may qualify for duct sealing or replacement based on the system leakage. An air leakage test will be performed on the ducts before work begins by an independent Third-Party Verifier (TPV). Duct sealing work will be performed by an approved Service Provider. After the duct sealing is complete, projects will undergo post installation testing by the TPV. Duct sealing must achieve 15% or less leakage of maximum fan flow in order to receive rebates. Duct replacement must achieve 10% or less leakage of maximum fan flow in order to receive rebates. Once duct sealing passes final testing, the TPV will send in the testing information for processing and rebate payment be sent in four to six weeks.

Duct Sealing				Duct Replacement			
Tonnage of HVAC Unit	Minimum Pre LTO (CFM)	Maximum Post LTO(CFM)	Rebate Amount	Tonnage of HVAC Unit	Minimum Pre LTO (CFM)	Maximum Post LTO (CFM)	Rebate Amount
1.5	120	90	\$575 gas \$775 electric /unit	1.5	120	60	\$675 gas \$875 electric /unit
2.0	160	120		2.0	160	80	
2.5	200	150		2.5	200	100	
3.0	240	180		3.0	240	120	
3.5	280	210		3.5	280	140	
4.0	320	240		4.0	320	160	
4.5	360	270		4.5	360	180	
5.0	400	300		5.0	400	200	
>5	20% minimum	15% maximum		>5	20% minimum	10% maximum	

ENERGY STAR® Window Rebates

Windows must be ENERGY STAR certified for the South-Central climate zone. Current ENERGY STAR standards are U-factor less than or equal to 0.30 and Solar Heat Gain Coefficient (SHGC) of less than or equal to 0.25. The \$45 rebate payment is based on the number of NFRC and ENERGY STAR stickers present on the windows at the time of final inspection.

HVAC Measures

Commercial HVAC

Application Requirements

- Project pre-approval is required when the project includes the installation of more than 250 total tons of HVAC equipment, or more than 125 total horsepower of VFDs.
- For projects that do not require pre-approval, a rebate application must be submitted within 60 days of the invoice date.

HVAC Equipment Requirements

- Eligible systems are new: electric heat pumps, single packaged units, and split systems.
- Unitary and split system cooling equipment must meet Air Conditioning and Refrigeration Institute (ARI) standards (210/240, 320 or 340/360), be UL listed, and use a minimum ozone-depleting refrigerant (e.g., HCFC or HFC).

Qualifying split systems must have both a new condenser and a new coil that meets ARI specifications and where the matched system performance (condenser and coil) meets or exceeds the minimum SEER/IEER outlined in the table.

Tonnage	Tier 1 Min. Requirement	Tier 1 Rebate	Tier 2 Min. Requirement	Tier 2 Rebate	Tier 3 Min. Requirement	Tier 3 Rebate
Air Conditioners - Unitary and Split Systems						
<5.4	15 SEER	\$75/ton	16 SEER	\$150/ton	18 SEER	\$200/ton
≥ 5.4 and < 11.25	11.7 IEER		12 IEER		13 IEER	
≥ 11.25 and < 20	11.4 IEER		12.2 IEER		12.5 IEER	
≥ 20 and < 63.3	10.8 IEER		11 IEER		12 IEER	
≥ 63.3	10 IEER		10.3 IEER		11 IEER	
Split Air Source Heat Pump						
<5.4	15 SEER & 8.5 HSPF	\$75/ton	16 SEER & 9 HSPF	\$150/ton	18 SEER & 9.5 HSPF	\$200/ton
≥ 5.4 and < 11.25	11.7 IEER & 8.5 HSPF		12.2 IEER & 9 HSPF		13 IEER & 9.5 HSPF	
≥ 11.25 and < 20	11.4 IEER & 3.5 COP		12.2 IEER & 4 COP		12.5 IEER & 4.5 COP	
≥ 20 and < 63.3	10.8 IEER & 3.4 COP		11 IEER & 3.7 COP		12.0 IEER & 4 COP	
≥ 63.3	10 IEER & 3.4 COP		10.3 IEER & 3.7 COP		11 IEER & 4 COP	
Unitary Air Source Heat Pump						
<5.4	15 SEER & 8.2 HSPF	\$75/ton	16 SEER & 8.5 HSPF	\$150/ton	18 SEER & 9 HSPF	\$200/ton
≥ 5.4 and < 11.25	11.7 IEER & 8.2 HSPF		12.2 IEER & 8.5 HSPF		13 IEER & 9 HSPF	
≥ 11.25 and < 20	11.4 IEER & 3.5 COP		12.2 IEER & 4 COP		12.5 IEER & 4.5 COP	
≥ 20 and < 63.3	10.8 IEER & 3.4 COP		11 IEER & 3.7 COP		12.0 IEER & 4 COP	
≥ 63.3	10 IEER & 3.4 COP		10.3 IEER & 3.7 COP		11 IEER & 4 COP	
Water Source Heat Pump						
<5.4	13 IEER	\$75/ton	15 IEER	\$150/ton	18 IEER	\$200/ton
≥ 5.4 and < 11.25	13 IEER		15.30 IEER		18 IEER	
≥ 11.25 and < 20	13 IEER		15.30 IEER		17 IEER	
Note: Tons are based on 12,000 BTUH net output per ton.						

Residential HVAC

- Replacement systems may not exceed the tonnage size of the removed equipment. Exception is granted for a half-ton increase for variable speed equipment.
- Residential central air conditioning and heat pump systems must be 65,000 Btu/h or less.
- Equipment must surpass the current minimum ENERGY STAR SEER and EER ratings.
- All units must have AHRI verified equipment or ratings verifiable at: www.ahridirectory.org
- HVAC fuel switching (e.g. converting from a gas to electric furnace) installations are not eligible (exceptions are ground source heat pumps and other renewable energy equipment).

We recommend using the industry’s best practices when designing and installing new HVAC systems, including ACCA Manual J for proper load sizing and meeting manufacturer static pressure guidelines.

Minimum Requirements - Central Air Conditioners			
Product Type	SEER2	EER2	Additional Requirements
CAC Split System <45k Btu	≥ 15.2	≥ 11.7	Must be a matched set, documented by an AHRI number
CAC Split System >45k Btu	≥ 15.2	≥ 11.2	Must be a matched set, documented by an AHRI number
CAC Package System	≥ 15.2	≥ 10.6	Including Gas/electric package AC units

Minimum Requirements - Air Source Heat Pumps				
Product Type	SEER2	EER2	HSPF2	Additional Requirements
ASHP Split System	≥ 15.2	≥ 11.7	≥ 7.8	Must be a matched set, documented by an AHRI number
ASHP Package System	≥ 15.2	≥ 10.6	≥ 7.2	Gas/electric package units and all electric package units

Rebates – Central Air Conditioners & Air Source Heat Pumps			
SEER2	15.2-17.1	19.1+	Minisplit
Central Air Conditioners	\$200	\$600	\$600
Air Source Heat Pumps	\$600	\$800	\$600

Rebates – Residential Ground Source Heat Pumps	
Rebates	\$800 + \$350 per ton
See an Account Manager for geothermal technical specifications	

Lighting Measures

Commercial Retrofit Lighting

General LED Requirements

- LED measure selection and wattage reduction requirements are based on nominal wattage.
- LED replacement lamps and LED luminaires must be listed on the [Design Lights Consortium \(DLC\)](#), [ENERGY STAR® Qualified Products List \(QPL\)](#), or meet the corresponding lumen, warranty, and UL requirements.
- DLC or ENERGY STAR qualified ‘Integrated style’ retrofit kits are acceptable as substitutions for



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fixture replacements. This includes a retrofit system which replaces the entire optical systems of the existing luminaire and fully integrates a replacement light source, optics, and reflective panel.

- All linear lamps are based on 4-foot length. If any other lamp length is used to determine the measure or corresponding rebate amount the equivalent quantity and rebate will be adjusted proportionally.
- LED upgrades not listed on this document may be considered under the custom application, provided the upgrades are DLC or ENERGY STAR qualified products.
- LED lamps purchased through retail channels where PSO ENERGY STAR residential lighting discounts are applied at the point-of-sales are not eligible for rebates.

Retrofit Lighting Measures and Rebates

Upgrade Description		Min. Watts Reduced	Rebate/ Unit	Technical Requirements
Interior Fixtures	LED Downlight Fixture	25 Watts/ Fixture	\$20/ Fixture	<ul style="list-style-type: none"> • Installation of new recessed “can”, surface, pendant, track luminaires to replace incandescent, halogen, linear fluorescent or CFL luminaires. • Applicants must verify compatibility with existing controls. • LED retrofit can/downlight trim kits qualify under LED Screw-in lamp.
	LED Panel, Troffer, or Linear Fixture: 30 watts and lower	20 Watts/ Fixture	\$50/Fixture	<ul style="list-style-type: none"> • Installation of new LED troffers, panels, wraps or similar linear luminaires. Integrated-style LED retrofit kits (as defined on page 1) - are also permitted • Applicants must verify compatibility with existing controls.
	LED Panel, Troffer, or Linear Fixture: 31 watts and higher	40 Watts/ Fixture	\$70/Fixture	<ul style="list-style-type: none"> • Installation of TLEDs qualifies under TLED – Tubular LED.
Permanent De-lamping LED Lamp Retrofit	LED Permanent De-lamping: 4+ lamps existing, removing 2+	40 Watts/ Fixture	\$25/ Fixture	<ul style="list-style-type: none"> • De-lamping and retrofit of existing linear T12, T8 or T5 fluorescent systems with TLED lamps. • If installing Type A - TLED lamps, new qualifying CEE-listed electronic ballasts must be installed. • Refer to TLED requirements on page 1. • Installation of TLEDs in new fixtures does not qualify for rebates; TLED rebates are for the retrofit of existing fixtures only. • Luminaires must be permanently de-lamped through the use of UL / CSA-listed retrofit kits specifically for this purpose; lamps must be re-centered in luminaires. • Light levels may be affected; therefore, de-lamping may not be appropriate for all applications. • When de-lamping 8-ft fixtures using 4-ft nominal lamps in tandem, total existing and proposed lamp footage will be used as basis for determining appropriate measure code.

Retrofit Lighting Measures and Rebates

Upgrade Description		Min. Watts Reduced	Rebate/ Unit	Technical Requirements
LED Exit Signs	LED Exit Signs	10 Watts/ Fixture	\$15/ Sign	<ul style="list-style-type: none"> Installation of LED exit signs to replace incandescent or fluorescent sources. LED retrofit kits are not eligible.
LED Exterior Fixtures	LED Exterior Fixture: 65 watts and lower	35 Watts/ Fixture	\$35/ Fixture	<ul style="list-style-type: none"> Installation of exterior parking lot, gasoline canopy, area, flood, or wall pack, landscape, accent, stairway, step and bollard luminaires to replace HID or incandescent luminaires DLC listed integrated retrofit kits are acceptable.
	LED Exterior Fixture: 66-150 Watts	50 Watts/ Fixture	\$100/ Fixture	
	LED Exterior Fixture: 151-250 Watts.	80 Watts/ Fixture	\$200/ Fixture	
	LED Exterior Fixture: 251-350 Watts	350 Watts/ Fixture	\$250/ Fixture	
	LED Exterior Fixture: 351 watts and higher	550 Watts / Fixture	\$300/ Fixture	

Retrofit Lighting Control Measures and Rebates

Upgrade Description		Min. Watts Controlled	Rebate/ Unit	Technical Requirements
Occupancy Sensors	Wall Switch Replacement	30 Watts	\$20/ Control	<ul style="list-style-type: none"> Hardwired occupancy controls; passive infrared, ultrasonic or dual technology
	Ceiling/Wall Mounted		\$50/ Control	

Commercial New Construction Lighting

General Requirements

- Rebates for new construction lighting are available for reducing the lighting power density (LPD), watts per square foot, from the baseline lighting design that complies with ASHRAE/IESNA 90.1–2004 Interior Lighting Power Allowance.
- Wattage reduction may be calculated on a space-by-space or building-area basis. To qualify for new construction lighting rebates, projects must have an installed LPD that is at least 20 percent less than what the code requires.
- Must be a new construction project or, on a case-by-case basis, an extensive/substantial renovation project that consists of the installation of new fixtures throughout the building or renovated spaces.
- Must provide maintained lighting levels in accordance with IESNA recommendations.
- Must provide high-quality lighting achieving appropriate levels of glare control, color rendering, lighting uniformity, and other lighting quality parameters.

Technical Requirements

- High-performance and reduced-wattage T8 lamps and ballasts must be specified if T8 systems are being installed. A current list of qualifying products is available at the [Consortium for Energy Efficiency \(CEE\)](#) website.
- LED luminaires must be listed on the [Design Lights Consortium \(DLC\)](#) or [ENERGY STAR® Qualified Products List](#).

Required Supporting Documentation

- [COMcheck](#) or equivalent document listing equipment model numbers, wattages, and quantities.
- Lighting layout and schedule.
- Manufacturer’s specification sheets for all equipment specified.

New Construction Interior Lighting

Projects must have an installed LPD that is at least 20% less than ASHRAE/IESNA 90.1–2004 Interior Lighting Power Allowance baseline LPDs to qualify for new construction lighting rebates.

New Construction Interior Lighting Rebates			
Measure Code	Upgrade Requirement	Rebate/Watt Reduced	Technical Requirements
Tier 1	> 20% below Base LPD	\$0.20 per watt*	<ul style="list-style-type: none"> • This application can be used for either new construction or major renovation projects. • Rebates are subject to a *\$45/fixture cap
Tier 2	> 30% below Base LPD	\$0.40 per watt*	

New Construction Exterior Lighting

Exterior LED Lighting Rebates		
Exterior Area > 5,000 square feet	Rebate / Unit	Technical Requirements
> 20% below Base LPD	\$0.03 /KWh reduced	<ul style="list-style-type: none"> • LED luminaires must be listed on the Design Lights Consortium (DLC) or ENERGY STAR Qualified Products List

Water Related Equipment Measures

Electric Water Heater Rebates

The water heater must be electric fuel with an energy factor (EF) of 0.95 or greater with a minimum 10-year warranty.

Other Equipment

Ice Machine

- Ice machines must meet all requirements listed in the Version 2.0 ENERGY STAR Program Requirements for Commercial Ice Makers that are effective as of February 1, 2013.

Ice Machine Rebates		
Upgrade	Type	Rebate/Unit
Batch Ice Machine	Self-Contained Unit	\$50
	Ice Making Head	\$50
	Remote Condenser/Split System	\$100
Continuous Ice Machine	Self-Contained Unit	\$50
	Ice Making Head	\$75
	Remote Condenser/Split System	\$100

Vending Machine Controls

- Rebates are for controllers for non-refrigerated snack vending machine(s) with mechanisms that function to power down the machine if the surrounding area is vacant. The baseline for this upgrade is an existing 120-volt single phase non-refrigerated snack vending machine, with a lighted display and no existing controls.
- Rebates are for controllers for glass front reach in cooler and refrigerated beverage vending machines, where the controller functions to power down the machine when the surrounding area is vacant (vending machine occupancy control), monitors the room temperature and re-powers the cooling system to maintain a cool product. The baseline for this upgrade is an existing 120-volt single phase refrigerated beverage machine or refrigerated reach-in cooler with a lighted display and no existing controls.
- New construction is not eligible.

Vending Machine Control Rebates	
Machine	Rebate/Unit
Non-Refrigerated Snack Vending Machine	\$50
Refrigerated Beverage Vending Machine	\$100
Refrigerated Glass Front Reach-In Cooler	\$100