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**OFFICE OF THE LIEUTENANT GOVERNOR
ALASKA**

M E M O R A N D U M

TO: Kayla Richardson, Executive Assistant
Alaska Housing Finance Corporations

FROM: April Simpson, Alaska Administrative Code Coordinator 
Office of the Lieutenant Governor

DATE: March 20, 2025

RE: Filed Permanent Regulations: Alaska Housing Finance Corporations

Alaska Housing Finance Corporations regulations re: Energy rebate grants and loan terms (15 AAC 151, 155)

Attorney General File:	AHFC Resolution 24-14
Regulation Filed:	3/20/2025
Effective Date:	8/21/2024
Print:	254, July 2025

cc with enclosures: Beth Parsons, Paralegal 2
Department of Law

Bob Dame, Alaska Legal Analyst
LexisNexis

Department of Law

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THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

March 17, 2025

The Honorable Nancy Dahlstrom
Lieutenant Governor
State of Alaska
P.O. Box 110015
Juneau, AK 99811-0015

Re: *15 AAC 151, 155: AHFC - Energy rebate grants and loan terms*
Our file: 2024200552

Dear Lieutenant Governor Dahlstrom:

The Department of Law has reviewed the attached regulations of the Alaska Finance Housing Corporation against the statutory and procedural standards of AS 18.56. Based upon our review, we find no legal problems. Please note that these regulations are not subject to the Administrative Procedure Act (AS 44.62).

The regulations were adopted on August 21, 2024 by the board of directors of Alaska Finance Housing Corporation after the close of the public comment period. Under AS 18.56.088, the regulations took effect on the date of their adoption. The regulations update eligibility for energy rebate grants.

We have made some technical corrections to conform the regulations with drafting conventions and prepare the regulations for publication. The corrections are incorporated into the attached copy of the regulations.

Sincerely,

TREG TAYLOR
ATTORNEY GENERAL

By: **Rebecca C. Polizzotto**
Rebecca C. Polizzotto
Chief Assistant Attorney General
Legislation, Regulations, and
Legislative Research Section

Digitally signed by
Rebecca C. Polizzotto
Date: 2025.03.17
13:42:48 -08'00'

SCW/scw

CC w/enclosure: Kayla Richardson, Executive Assistant
Alaska Housing Finance Corporation

Steven C. Weaver, Assistant Attorney General
Department of Law

ORDER CERTIFYING THE CHANGES TO REGULATIONS
OF ALASKA HOUSING FINANCE CORPORATION

The attached pages of regulations, dealing with adopting amendments to 15 AAC 155.300-15 AAC 155.350- Article 3 – Home Energy Rebate Grant, are certified to be a correct copy of the regulation changes that the Alaska Housing Finance Corporation board adopted at its August 21, 2024 meeting under the authority of AS 18.56.088.

The attached regulations are exempt from the adoption procedures of the Administrative Procedure Act and took effect August 21, 2024.

DATE: August 21, 2024
Anchorage, Alaska


Brent LeValley – Board Chair
Alaska Housing Finance Corporation

Steph Simpson for

FILING CERTIFICATION

I, Nancy Dahlstrom, Lieutenant Governor for the State of Alaska, certify that on

March 20, 2025, at 10:05a m., I filed the attached regulations.


by Lieutenant Governor Nancy Dahlstrom

Effective: August 21, 2024

Register: 254, July 2025.

FOR DELEGATION OF THE LIEUTENANT GOVERNOR'S AUTHORITY

I, NANCY DAHLSTROM, LIEUTENANT GOVERNOR OF THE STATE OF ALASKA, designate the following state employees to perform the Administrative Procedures Act filing functions of the Office of the Lieutenant Governor:

April Simpson, Regulations and Initiatives Specialist

IN TESTIMONY WHEREOF, I have signed and affixed the Seal of the State of Alaska, in Juneau, on May 15th, 2023.



A handwritten signature in blue ink, reading "Nancy Dahlstrom", is written over a horizontal dotted line.

**NANCY DAHLSTROM
LIEUTENANT GOVERNOR**

15 AAC 155.300 is amended to read:

15 AAC 155.300. Purpose. (a) The corporation may [CORPORATION WILL, IN ITS DISCRETION,] provide rebate grants under the Home Energy Rating Rebate Program established in 15 AAC 155.300 -15 AAC 155.350 as follows:

(1) energy [EFFICIENCY] rebates to eligible rebate recipients as set out in 15 AAC 155.310 [HOMEOWNERS] who utilize the Alaska Home Energy Rating System established in 15 AAC 155.510 - 15 AAC 155.560 to construct a new, energy efficient dwelling unit or to improve the energy efficiency of an existing dwelling unit; and

(2) energy [RATING] rebates to energy raters or eligible rebate recipients for reimbursement toward [ON BEHALF OF THE HOMEOWNER TO SUBSIDIZE] the cost of energy ratings or for other energy saving measures approved by the corporation.

(b) The purpose of the Home Energy Rating Rebate Program established in 15 AAC 155.300 - 15 AAC 155.350 is to assist people who purchase or build new, energy efficient dwelling units or make energy [RATING] improvements to their dwelling units. (Eff. 5/7/93, Register 130; am 4/30/2008, Register 186; am 7/17/2008, Register 187; am 8/21/2024, Register 254)

Authority: AS 18.56.088 AS 18.56.410 AS 18.56.850

Editor's note: Even though the amendment of 15 AAC 155.300 was effective 8/21/2024, it was not published until Register 254, July 2025.

15 AAC 155.310 is amended to read:

15 AAC 155.310. Eligible rebate recipient [HOMEOWNER]. To be an eligible rebate recipient [HOMEOWNER], an applicant must demonstrate through a form approved by the

Register 254, July 2025 REVENUE

corporation that the energy rebate will benefit the occupants [CERTIFY TO THE OWNERSHIP AND YEAR-ROUND OCCUPANCY] of **an eligible** [A] dwelling unit.

Additional eligibility [ELIGIBILITY] requirements **may** [WILL] be determined by the **corporation** [CORPORATION]. (Eff. 5/7/93, Register 130; am 4/30/2007, Register 186; am 7/17/2008, Register 187; am 8/21/2024, Register 254)

Authority: AS 18.56.088 AS 18.56.410 AS 18.56.850

Editor's note: Even though the amendment of 15 AAC 155.310 was effective 8/21/2024, it was not published until Register 254, July 2025.

15 AAC 155.320 is amended to read:

15 AAC 155.320. Eligible dwelling unit. **A** [AN EXISTING] dwelling unit for which an energy rating **may be performed** [OF AT LEAST ONE-STAR PLUS OR A NEW DWELLING UNIT FOR WHICH AN ENERGY RATING OF AT LEAST FIVE STAR PLUS HAS BEEN ASSIGNED] by a certificated energy rater in accordance with the **Alaska** Home Energy Rating System described in 15 AAC 155.510 - 15 AAC 155.560 is eligible for a rebate. Additional eligibility requirements may be determined by the **corporation** [CORPORATION]. (Eff. 5/7/93, Register 130; am 4/30/2008, Register 186; am 7/17/2008, Register 187; am 4/3/2013, Register 209; am 8/21/2024, Register 254)

Authority: AS 18.56.088 AS 18.56.410 AS 18.56.850

The editor's note following 15 AAC 155.320 is changed by adding a new paragraph to read:

Even though the amendment of 15 AAC 155.320 was effective 8/21/2024, it was not published until Register 254, July 2025.

15 AAC 155.325 is amended to read:

15 AAC 155.325. Eligible energy rating. (a) An energy rating is valid [ELIGIBLE] if it is completed in accordance with the Alaska Home Energy Rating System described in 15 AAC 155.510 - 15 AAC 155.560 and if it is completed on-premises on an eligible dwelling unit for an eligible rebate recipient [DONE ON AN ELIGIBLE DWELLING UNIT FOR AN ELIGIBLE HOMEOWNER ON A SUBSTANTIALLY COMPLETE DWELLING UNIT].

(b) Repealed 8 / 21 / 2024 [AN ENERGY RATING IS INELIGIBLE IF IT IS DONE:

(1) FOR A GOVERNMENT-OWNED OR CONTROLLED DWELLING UNIT;

OR

(2) FROM PLANS OR WHEN THERE IS NO ON-SITE INSPECTION OF THE COMPLETED DWELLING UNIT]. (Eff. 5/7/93, Register 130; am 4/30/2008, Register 186; am 7/17/2008, Register 187; am 8/21/2024, Register 254)

Authority: AS 18.56.088 AS 18.56.410 AS 18.56.850

Editor's note: Even though the amendment of 15 AAC 155.325 was effective 8/21/2024, it was not published until Register 254, July 2025.

15 AAC 155.330 is amended to read:

15 AAC 155.330. Rebate amount. (a) The corporation may determine the [THE] energy [EFFICIENT] rebate amount. The rebate is available to an eligible rebate recipient [HOMEOWNER] for a newly constructed, eligible dwelling unit that [WHICH ALSO] meets the corporation's [CORPORATION'S] property financing requirements and [MAY NOT

EXCEED \$7,000 FOR A “FIVE STAR PLUS” OR \$10,000 FOR A “SIX STAR”] energy rating **requirements as** assigned by a certificated energy rater in accordance with the Alaska Home Energy Rating System described in 15 AAC 155.510 -15 AAC 155.560.

(b) **The corporation may determine the** [THE] rebate **amount** to an eligible **rebate recipient** [HOMEOWNER] for an existing eligible dwelling unit [MAY NOT EXCEED THE FOLLOWING AMOUNTS:

- (1) \$10,000 FOR A FIVE-STEP IMPROVEMENT;
- (2) \$8,500 FOR A FOUR-STEP IMPROVEMENT;
- (3) \$7,000 FOR A THREE-STEP IMPROVEMENT;
- (4) \$5,500 FOR A TWO-STEP IMPROVEMENT; AND
- (5) \$4,000 FOR A ONE-STEP IMPROVEMENT].

(c) **Repealed § / 21 / 2024** [FOR PURPOSES OF 15 AAC 155.330(b), THE NUMBER OF STEPS THAT AN IMPROVEMENT EQUALS IS THE SAME AS THE NUMBER OF ENERGY EFFICIENCY RATING INCREASES RESULTING FROM THE IMPROVEMENT].

(d) For **other** eligible energy [RATING] rebates, the rebate is an amount established by the **corporation** [CORPORATION] for the type of energy rating done on an eligible dwelling unit **or for energy saving measures approved by the corporation** [ON BEHALF OF AN ELIGIBLE HOMEOWNER]. (Eff. 5/7/93, Register 130; am 4/30/2008, Register 186; am 7/17/2008, Register 187; am 4/3/2013, Register 209; am 8/21/2024, Register 254)

Authority: AS 18.56.088 AS 18.56.410 AS 18.56.850

The editor's note following 15 AAC 155.330 is changed by adding a new paragraph to read:

Even though the amendment of 15 AAC 155.330 was effective 8/21/2024, it was not published until Register 254, July 2025.

15 AAC 155.340 is amended to read:

(a) To apply for an energy [EFFICIENCY] rebate, **an eligible rebate recipient** [A HOMEOWNER] shall complete an application **on a form provided by** [FOR A HOME ENERGY EFFICIENCY REBATE, AVAILABLE FROM] the **corporation** [CORPORATION,] and shall certify **that the information provided is true and correct** [UPON IT OWNERSHIP, OCCUPANCY, AND OTHER REQUIREMENTS].

(b) The **corporation** [CORPORATION] will review the energy [EFFICIENCY] rebate application and ensure that the following conditions are met:

- (1) all information requested on the form has been provided;
- (2) for a newly constructed dwelling unit, a copy of the energy rating is provided;
- (3) for an existing dwelling unit, copies of the energy ratings before and after the improvement are provided;
- (4) the rebate amount is correct; and
- (5) the applicant is an eligible **rebate recipient** [HOMEOWNER].

(c) For an energy rating rebate, the energy rater **or eligible rebate recipient** shall complete an application **on a form provided by the corporation** [FOR AN ENERGY RATING REBATE ON BEHALF OF THE HOMEOWNER] and shall certify upon it the accuracy of the information provided.

(d) The **corporation** [CORPORATION] will review the energy rating rebate application and ensure that **program** [THE FOLLOWING] conditions are met [:

(1) ALL INFORMATION REQUESTED ON THE FORM HAS BEEN PROVIDED;

(2) A COPY OF THE ENERGY RATING IS PROVIDED;

(3) THE HOMEOWNER AND DWELLING UNIT ARE ELIGIBLE; AND

(4) THE TYPE ORF ENERGY RATING PERFORMED IS ELIGIBLE].

(e) For rebates for other energy saving measures, the applicant shall complete an application on a form provided by the corporation and shall certify that the information is true and correct. (Eff. 5/7/93, Register 130; am 4/30/2008, Register 186; am 7/17/2008, Register 187; am 8/21/2024, Register 254)

Authority: AS 18.56.088 AS 18.56.410 AS 18.56.850

Editor's note: Even though the amendment of 15 AAC 155.340 was effective 8/21/2024, it was not published until Register 254, July 2025.