

# MBRACE INTELLIGENCE

## Maryland Electrification Incentive Scan

**Property:** 7842 Tuckerman Lane, Potomac, MD 20854  
**Building Type:** Single Family  
**Utility Territory:** Pepco  
**Report Generated:** December 14, 2025

### ESTIMATED TOTAL INCENTIVES

Estimated Coverage: 30-50% of project costs

### PROGRAM ELIGIBILITY BREAKDOWN

Program	Type	Est. Amount	Notes
Pepco EmPOWER Rebates	Utility	\$2,500 - \$7,000	Heat pump and envelope improvement rebates
Federal 25C Tax Credit	Federal	Up to \$2,000	Annual tax credit for qualifying heat pumps

### FINANCIAL IMPACT ANALYSIS

Metric	Value
Est. Annual Energy Savings	\$400 — \$600
Est. Payback Period (with incentives)	~16.5 years
15-Year Net Benefit vs. Waiting	\$-4,500+

### MANDATE COMPLIANCE STATUS

Status: MODERATE

Your system may reach end-of-life during the mandate transition period. Planning now provides flexibility and incentive optimization.

**Key Dates:**

- **2025-2026:** Maryland Clean Heat Rules begin phasing in
- **~2029:** ZEHES mandate requires end-of-life fossil systems be replaced with heat pumps
- **2030:** State target: 95% of HVAC/water heater sales must be heat pumps
- **2040s:** Near-total replacement of fossil fuel heating systems

## RECOMMENDED NEXT STEPS

**For Homeowners:**

1. **Verify income eligibility** — Under 80% AMI qualifies for maximum rebates
2. **Get quotes from electrification-ready contractors** — Ask about Manual J calculations
3. **Apply for utility rebates** — EmPOWER HPwES track for comprehensive upgrades
4. **Claim federal tax credit** — 25C credit up to \$2,000 for qualifying heat pumps
5. **Document everything** — AHRI certificates, invoices, ENERGY STAR ratings

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**Disclaimer:** This report provides estimates based on current program information and the data you submitted. Actual incentive amounts depend on final eligibility verification, program availability, and project specifications. Programs and funding levels may change. MBACE Intelligence does not install equipment or provide contracting services. Consult program administrators for final eligibility determinations.

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Questions? Reply to the email or text that delivered this report.