



DISTRICT OF INVERMERE

POLICY MANUAL

DEPARTMENT: Planning/Development		POLICY NUMBER: 2010-03	
POLICY TITLE: Residential Building Incentive Rebate Policy 2010-03			
Authority	Legislative: <input type="checkbox"/> (Council)	Effective Date:	September 14, 2010
	Administrative <input checked="" type="checkbox"/>	Date for Review:	
		Revision Date:	January 27, 2026 Revision #3
Council Resolution Number: 26-0122		Issue Date:	January 28, 2026

Introduction

The purpose of the Building Incentive Rebate Policy is to encourage, through financial incentives, increased resident participation in reducing Greenhouse Gas Emissions, promoting energy conservation and protecting the environment through better building standards. With the adoption of the Emission Reduction Strategy and inclusion of GHG Emission reduction targets in the OCP the District is committed to conserving energy, reducing emissions and improving the natural environment.

Purpose

The District's purpose of the policy is to reduce energy consumption, GHG emissions and further protect the environment through the provision of financial incentives to encourage improved building design and standards outside of the BC Building Code.

Policy Implementation

1. The policy applies to the following:
 - Existing single-family and multi-family homes that have been constructed more than 2 years since a rebate is claimed.
 - Renovations of single-family and multi-family homes
 - And as specified for each rebate program
2. The rebates are limited and are available on a first come first served basis in a calendar year.
3. Residents are eligible for one Energy Retrofit rebate and one Toilet Replacement rebate per calendar year.
4. Improvements that require a building permit must submit the incentive request with the building permit application.

Definitions

“**Current building codes**” means the BC building codes that are the most up to date at the time that the rebate is applied for.

“**District boundaries**” means the boundary that encompasses the District of Invermere.

“**Existing dwelling**” means a dwelling that has been constructed more than 2 years ago.

“**New build**” means a dwelling that was constructed within the last 2 years.

“**Qualified contractor**” means a contractor that has the suitable qualifications to complete the job that holds a District of Invermere Business licence current for the year the work is completed.

The rebates and their requirements are outlined in the table below:

Name of Incentive	Number of Rebates	Building Permit Required	Amount of Rebate	Waiver of Building Permit Fees
<p>Energy Retrofit</p> <ul style="list-style-type: none"> • Building Envelope improvements, including windows and doors. • Upgrade to an Air Source Heat Pump • Installation of an Energy Recovery Ventilator (ERVs) or Heat Recovery Ventilator • Installation of Solar Photo Voltaic System 	<p>Until yearly funds have been allocated</p>	<p>Yes</p>	<p>\$8,000 total</p> <p>20% of total bill up to \$1,000 (per property per calendar year)</p>	<p>Yes</p>
<p>Toilet Replacement Program</p>	<p>20 toilets</p>	<p>No</p>	<p>\$2000 total</p> <p>\$100 per toilet (limit 2 per property)</p>	<p>N/A</p>

Energy Retrofit:

The Energy Retrofit Incentives are available to property owners of existing single and multi family dwellings. The District offers a limited number of rebates per year on a first come first served basis.

The rebate for any of the following four retrofit incentives is 20% of the total invoiced amount up to a maximum of \$1,000 per dwelling. *(i.e. if the retrofit costs \$1,000 then the resident would receive a \$200 rebate. If the project is \$5,000 or over, the resident would receive the maximum \$1,000 rebate).*

Residents may only apply for one incentive category per year. *(i.e. if solar panels are installed in 2025 and the cost is \$12,000, the resident would receive the full \$1,000 rebate and would no longer be eligible for any rebate for the other three building improvements in that calendar year. Residents could apply for one of the other three building improvements in the next calendar year)* Residents who own more than one dwelling are only eligible for an incentive on 1 property per calendar year.

*Receipts of purchase and proof of installation must show that work was done in the corresponding calendar year.

Energy Retrofit incentives:**Building Envelope Improvements:**

The Building Envelope Improvements incentive applies to property owners of existing dwellings within the District of Invermere boundaries. The rebate does not apply to new builds. This incentive applies to the installation of windows and doors.

Windows and doors must be installed in compliance with current BC Building Codes by a qualified contractor, as defined above. A building permit will be required for installation of windows and doors where there is a change in size of the windows and doors; however, the building permit fee will be waived.

Windows and doors must be new products with proof of purchase dated for the calendar year that the rebate is being claimed.

Air Source Heat Pump:

The Air Source Heat Pump incentive applies to property owners of existing dwellings within the District boundaries. The rebate does not apply to new builds. The heat pump can not be the only heat source in the house and should be offset by existing electric heating system or wood stove. This can be an existing hard-wired electric heating system such as electric baseboards, radiant ceiling, radiant floors or forced-air furnace.

The heat pump must be sufficiently sized to function as the primary heating system for the home. A primary heating system must have the capacity to heat a minimum of 50% of the home for the entire heating season to 21°C. Residents are required to provide specifications of the heat pumps size measured in BTU or Tonnes as proof.

A qualified contractor must be hired to complete the installation, they must meet the above definition of 'qualified contractor' A building permit may be required for the installation of an air source heat pump; however, the building permit fee will be waived. Installation is to be completed to comply with current BC Building Codes.

The heat pump must be new products with proof of purchase dated for the calendar year that the rebate is being claimed.

Energy/Heat Recovery Ventilator:

The Energy/Heat Recovery Ventilator incentive applies to property owners of existing dwellings within the District boundaries. The rebate does not apply to new builds.

Energy/ heat recovery ventilators are required to be ENERGY STAR® certified models and proof of certification must be supplied to be eligible for the rebate.

A qualified contractor must be hired to complete the installation, they must meet the above definition of 'qualified contractor'. A building permit is required for the installation of an energy/heat recovery ventilator; however, the building permit fee will be waived. Installation is to be completed to comply with current BC Building Codes.

The energy/heat recovery ventilator must be new products with proof of purchase dated for the calendar year that the rebate is being claimed.

Installation of Solar Photo Voltaic System:

The Solar Photo Voltaic System rebate applies to property owners of existing single-family dwellings within the District boundaries. The rebate only applies to new photo voltaic systems, not upgrades to existing systems.

Installation of the Solar Panels must be completed to comply with Building Codes. A qualified contractor must be hired to complete the installation, they must meet the above definition of 'qualified contractor'. A building permit may be required for installation of a new Solar Photo Voltaic System on any dwelling; however, the building permit fee will be waived.

The solar photo voltaic system must be new products with proof of purchase dated for the calendar year that the rebate is being claimed.

Toilet Replacement Program:

The Toilet Replacement Program shall apply to existing buildings within the District boundaries that are connected to the municipal water system and shall include residential and institutional uses. The Toilet Replacement Program is to assist with water conservation initiatives within the community.

To qualify for the toilet rebate, property owners must install a high efficiency single or dual flush toilet on their properties. High efficiency is classified as single flush toilets that use up to 4.8L per flush and dual flush toilet that uses up to 4.1L and 6L per flush. Installation of the new toilet must also comply with current BC Building Code. If a contractor is being hired to complete the installation, they must meet the above definition of 'qualified contractor'. Property owners are eligible for rebates on 2 toilets maximum (\$200) per property in a calendar year.