

Green Real Estate

FAQs



WHAT IS GREEN REAL ESTATE?

Green real estate is a blanket term that refers to properties designed, built, renovated, or operated in ways that reduce environmental impact, improve energy efficiency, and promote well-being. This includes homes and buildings with sustainable materials, energy-efficient appliances, and features that minimize water and energy usage.

WHY SHOULD I INVEST IN GREEN REAL ESTATE?

There are many good reasons to invest in green real estate! To name a few: reduced utility costs; improved indoor air quality and better ventilation; potential for a higher resale value; reducing your own environmental impact; and financial benefits from incentives, tax credits and rebates for green purchases and upgrades.

WHAT CERTIFICATIONS SHOULD I LOOK FOR?

LEED (Leadership in Energy and Environmental Design) is a widely recognized rating system for sustainable, green buildings.

ENERGY STAR is an energy-efficiency program focused largely on appliances, electronics, heating and cooling systems.

BREEM (Building Research Establishment Environmental Assessment Method) is an assessment method for buildings that evaluates their environmental performance.

National Green Building Standard (NGBS) is a certification program that verifies construction practices in residential land development projects.

WELL Building Standard focuses on occupant health and well-being.

ARE GREEN HOMES MORE EXPENSIVE?

While there may be some upfront costs due to advanced materials and technologies, such as smart meters and solar panels, the long-term savings with lower utility bills and maintenance costs often offset the initial investment.

WHAT FEATURES MAKE A HOME GREEN?

Think about your home holistically, from the building materials to the land use, to appliances and decorating material. Specific features include high-efficiency HVAC systems and insulation, solar panels and renewable energy sources, low-flow plumbing fixtures, smart home technology and sustainable landscaping.

HOW CAN I FINANCE GREEN REAL ESTATE?

Energy-Efficient Mortgages (EEMs) allow borrowers to finance energy-saving improvements. Some lenders offer green loans specifically for green upgrades. Research federal, state, and local programs that may offer incentives to help with costs.