

Phius Policy Overview

Phius focuses on policies that promote and facilitate the construction of single-family dwellings, multifamily apartments, and commercial buildings that are highly efficient, comfortable, and resilient during extreme weather events. These policies generally fit into three categories: Qualified Allocation Plans (QAPs), Energy Codes, and Incentives. This document aims to dive into these policy categories at a state-specific level. **Note: This document was created in February of 2026 and policies mentioned here may no longer be active.*

Incentives

Mass Save Incentive

Through the Sponsors of Mass Save, multifamily projects (consisting of five units or more) seeking to achieve Phius Certification are awarded funding for pre-construction elements such as a feasibility study (up to \$5,000), energy modeling (\$500/unit, up to \$20,000), and Design Certification (\$750/unit). Projects are then also awarded additional funding for reaching Final Certification (\$3,000/unit). This incentive also offers 50% cost reimbursement for Phius trainings for up to two professionals per company per training.

Qualified Allocation Plan

2025-2026 Qualified Allocation Plan(QAP) by Commonwealth of Massachusetts

The Commonwealth of Massachusetts has included a "special project characteristic" section. In this section, projects are strongly encouraged to "incorporate more green, carbon-reducing, sustainable, and climate resilient elements in their projects." Phius Certification is included as one of these special project characteristics.

Energy Codes

Massachusetts Opt-In Net Zero Energy Code - Multifamily


For municipalities choosing to opt into Massachusetts' new stretch code, Group R buildings over 12,000 square feet are required to meet Phius or other passive house requirements.

Massachusetts Stretch Energy Code

For towns and cities in Massachusetts that are currently enforcing the stretch code, there is an alternative compliance path for Phius. Single-family, multifamily, or non-residential projects will be deemed to be in compliance with the energy code if Phius Certification is achieved.

Phius Policy Database

Please visit Phius' Policy Database to ensure the policies mentioned above are still active and to find more policy projects as shown to the right.

 Learn more at phius.org/policies

