

Making Your Rental Property More Energy Efficient

Tenants are attracted to properties or units with lower utility bills, and you will further increase the value of your property if you make it more energy efficient. Consider implementing the following things to reduce your tenants' energy bills and increase the value of your property.

HEATING AND COOLING

Use shady landscaping

For a relatively low-cost investment that lasts a lifetime, landscaping that shades your property naturally reduces the temperature in your property, saves you money, and adds to your curb appeal.

Insulate upper level/attic space

Home insulation improvements, which is a relatively cheap investment, can save you 20 percent in heating and cooling costs.

Invest in a smart thermostat

A programmable thermostat that manages your property's climate can automatically reduce energy usage and costs.

Seal doors and windows

Reseal air leaks around windows and doors to reduce drafts.

LIGHTING AND APPLIANCES

Use energy-efficient lightbulbs

Energy-efficient lightbulbs cost more than traditional ones but last much longer and dramatically use less energy, thus reducing costs.

Install smart power strips

Smart power strips automatically turn off electronics that are not in use, which saves energy, money, and electronics.

Replace/clean appliances

Upgrade to energy-efficient appliances if possible, or thoroughly clean existing appliances to maintain airflow.

WATER MANAGEMENT

Install low-volume toilets

Although they may be pricier than traditional toilets, low-volume toilets use less than half of the water and dramatically reduce your costs and increase energy efficiency at your property,

Use low-flow showerheads

Low-flow showerheads use up to 70 percent less water and cut water heating costs by up to 15 percent.

Reduce the setting on the water heater

Turn down the temperature on your water heater to save 3 to 10 percent on energy costs without costing you anything more.

REBATE!

Your government may offer incentives and programs to enable you to develop energy-efficient habits. Be sure to check government websites to see which rebates you can take advantage of.

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