

FACT SHEET

All-Electric Construction: A Good Deal for Wisconsin

All-electric building codes lead to lower construction costs in Wisconsin by encouraging developers to bypass the cost and complexity of installing new gas lines. These homes have roughly the same utility bills as mixed-fuel homes, which use both gas and electricity. Those savings are projected to improve over time as gas prices rise.

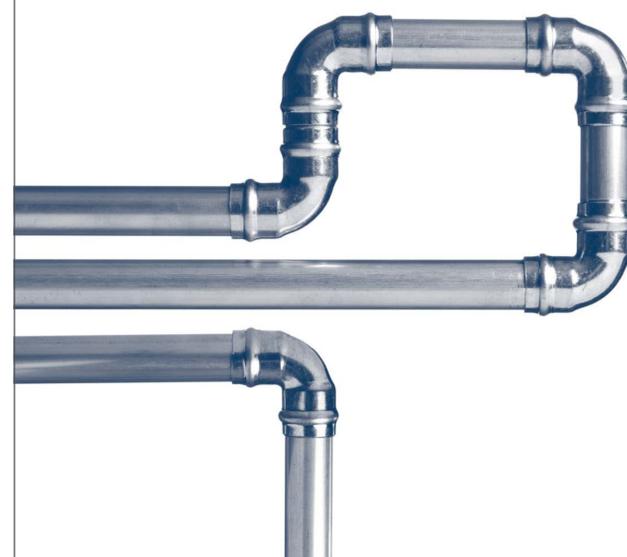
Building all-electric reduces upfront costs.

All-electric, single-family homes cost **\$350 less to construct in Wisconsin** than mixed-fuel homes, which use both gas and electricity.¹ Adopting an all-electric building code will reduce construction costs while allowing these homes to emit less carbon over time as more renewables power our electric grid.

“What about building electric-ready?”

Electric-ready building prepares households to go all-electric on their own timeline while preventing future upgrade costs. Households that electrify from the start can save even more money by eliminating the cost of gas piping entirely.

Gas piping increases the cost to construct a typical single-family home in Wisconsin by **\$2,775²**.



MILWAUKEE, WISCONSIN

\$350

savings from building all-electric instead of mixed fuel

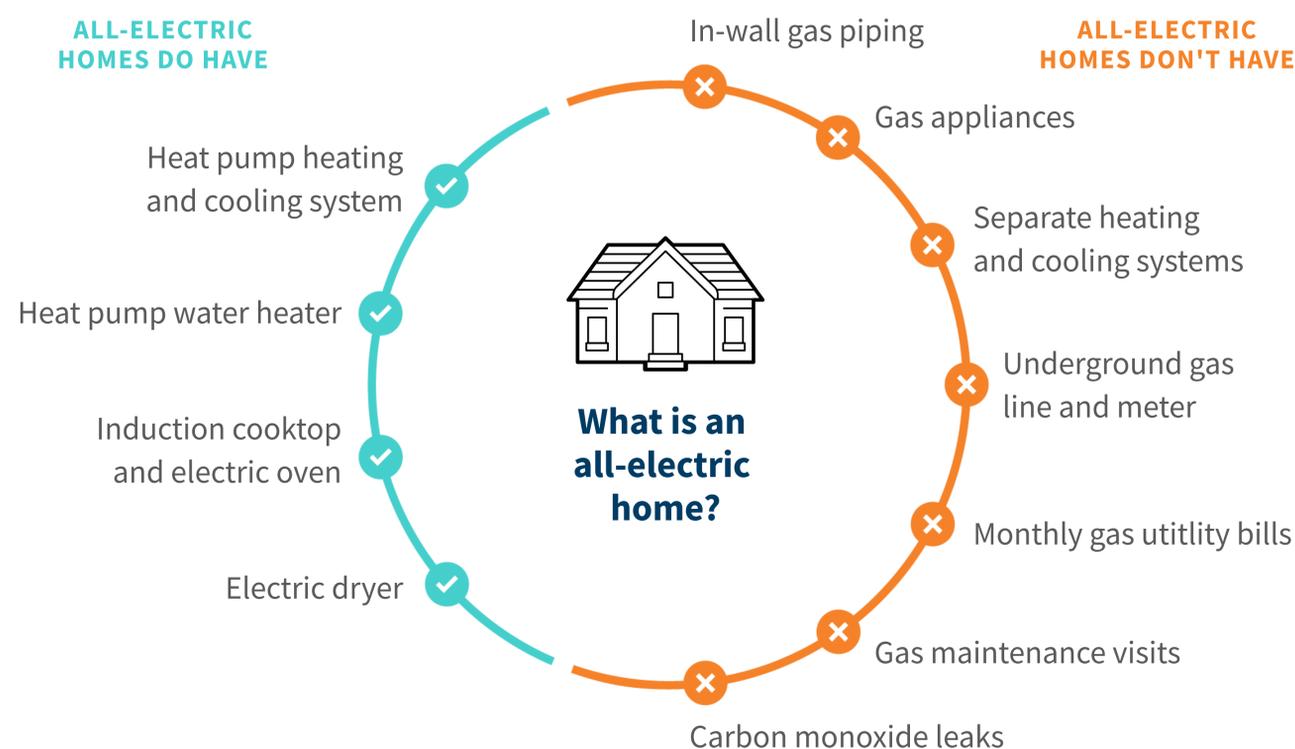
WISCONSIN STATEWIDE

\$340–\$350

savings in other locations

Simpler construction saves money.

All-electric homes cut out unnecessary materials and equipment. Constructing homes with gas requires a new underground extension from the gas main, a gas meter, and piping throughout the home to gas-powered appliances — an added cost of \$2,775 per home. These homes also typically have separate heating and air conditioning systems. All-electric homes operate without gas infrastructure and use a single efficient heat pump for heating and cooling.



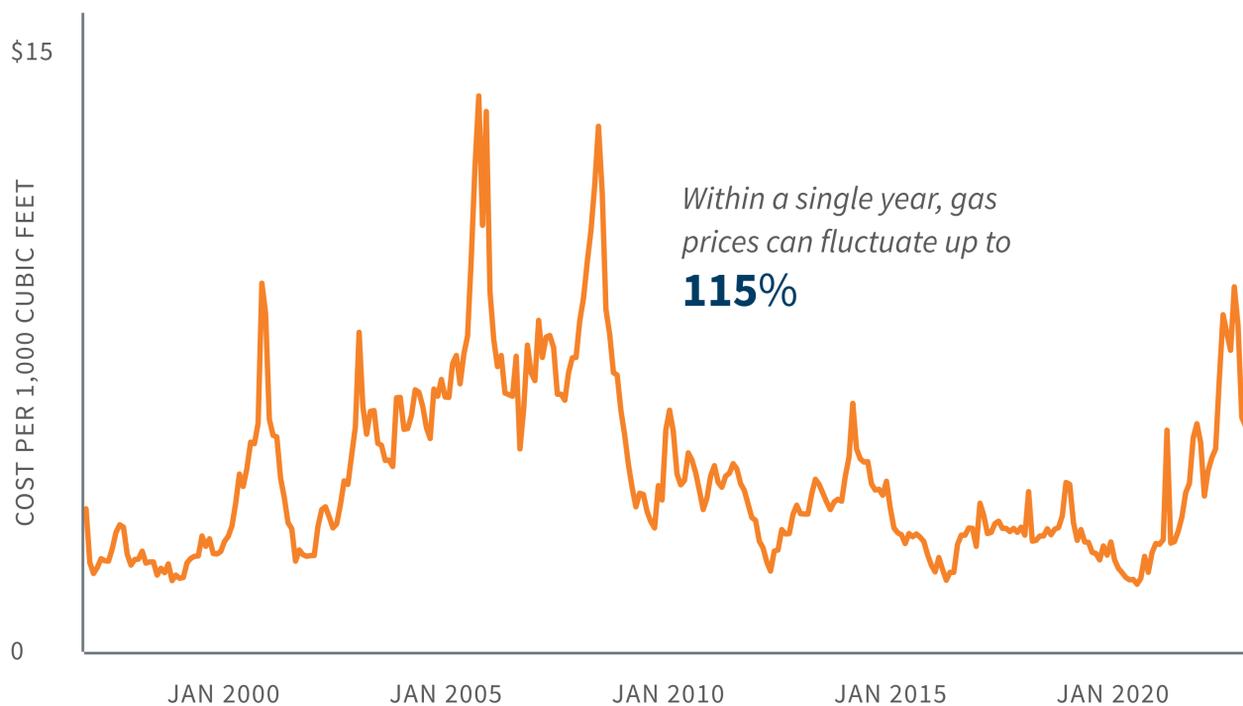
New all-electric homes have comparable utility bills.

Utility bills for all-electric homes in Milwaukee are typically 5% higher than for homes that use gas. Nonetheless, homeowners could still see a lower total cost of ownership thanks to the lower cost of all-electric home construction, which can mean lower mortgage payments.

Utility bill savings should favor all-electric construction over time as utilities reform electric rate structures to support climate goals and gas prices continue to increase.⁴

This analysis incorporates rates from the largest utility in the state, covering 42% of residents. Rates in other parts of the state are often more favorable for all-electric homes.

Volatile gas prices can unexpectedly strain budgets in mixed-fuel households.⁷



By 2030, gas prices are expected to increase as much as

130%⁵



If gas prices increase by 130% by 2030, utility costs for an all-electric home will be less than those for a home that uses gas by

2025



All-electric new homes in Milwaukee built with rooftop solar see

27% lower bills.⁶

Take action

Wisconsin policymakers can advance the economic benefits of all-electric homes in several ways:

- ▶ **Educate households and business owners** about incentives available for all-electric new buildings, including federal tax credits offered through the Inflation Reduction Act.
- ▶ **Support climate-aligned utility rate reform** that promotes all-electric buildings, including shifting toward higher fixed costs or a tiered time-of-use structure.
- ▶ **Establish a timeline and phasing plan** for adopting all-electric codes by 2030.
- ▶ **Phase out gas line extension allowances** to prevent the cost of new gas lines from being subsidized by ratepayers.

Learn more

The Economics of Electrifying Buildings: Residential New Construction, RMI, 2022, <https://rb.gy/8jqtq>

Overextended: It's Time to Rethink Subsidized Gas Line Extensions, RMI, 2021, <bit.ly/3DTdNBV>

Federal Income Tax Credits and Incentives for Energy Efficiency, Energy Star, 2022, <bit.ly/3QyLsZ6>

NOTES

1. RMI analysis; methodology from prior analysis, updated using IECC 2018 building standards, current rates, RSMeans regional construction data; RMI, 2022, <rb.gy/8jqtq>
2. Base gas connection costs from RMI study, adjusted using RSMeans regional construction data; RMI, 2022, <rb.gy/8jqtq>
3. Updated RMI analysis; RMI, 2022, <rb.gy/8jqtq>
4. Energy Systems Integration Group, 2023, <bit.ly/451Ay2o>
5. American Council for an Energy-Efficient Economy, 2023, <bit.ly/3s5gT34>
6. RMI analysis based on the National Renewable Energy Laboratory REOpt tool, 2023, <bit.ly/3Yy9g1g>
7. Henry Hub natural gas spot price, US Energy Information Administration, 2023, <bit.ly/3KA5OgE>