

FACT SHEET

All-Electric Construction: A Good Deal for Maine

All-electric building codes lead to lower construction costs in Maine 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.

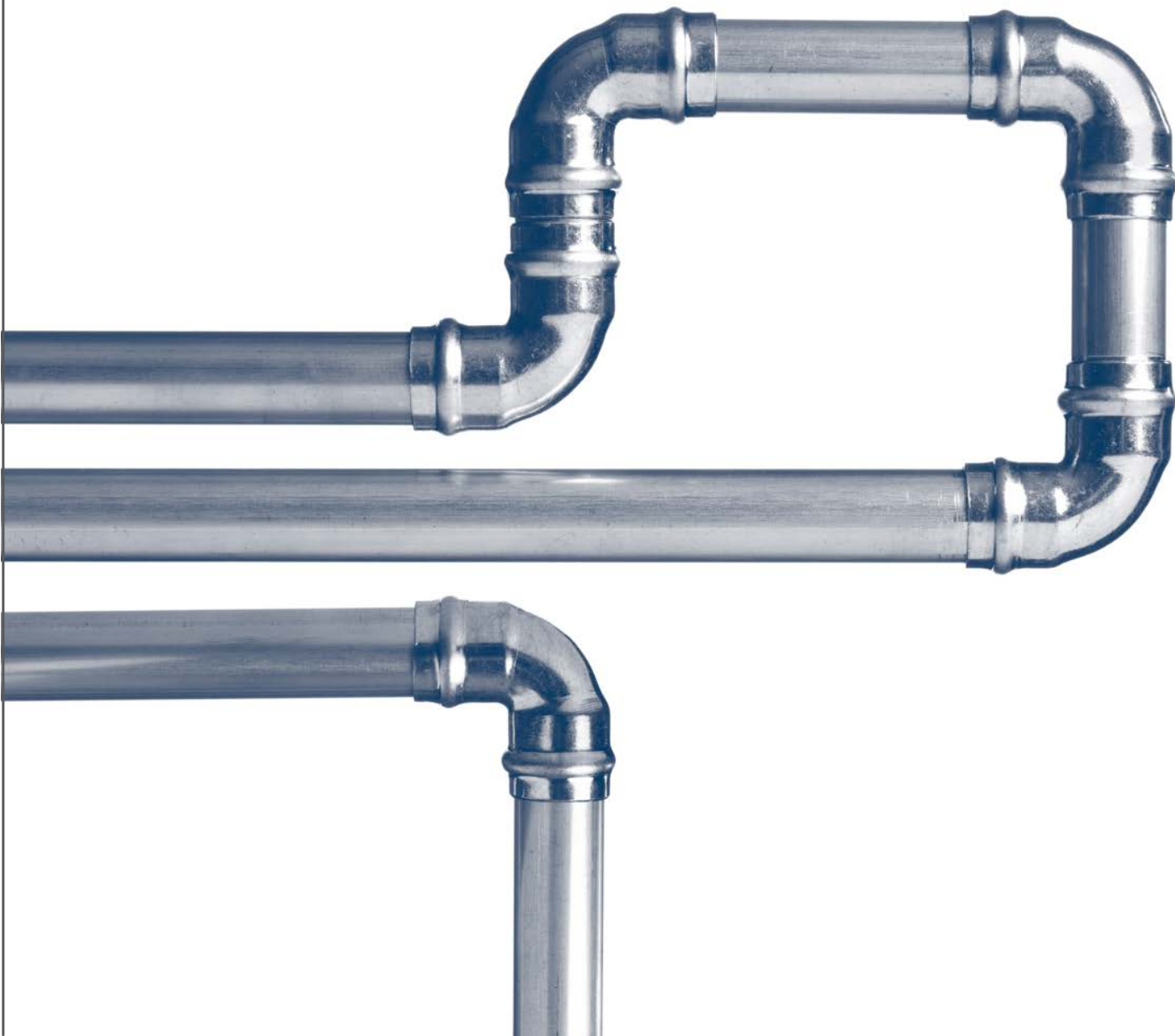
Building all-electric reduces upfront costs.

All-electric, single-family homes cost **\$10-15 less to construct in Maine** 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?”

While wiring new buildings to support electrical upgrades can reduce future costs of replacing gas equipment, it misses the opportunity to eliminate gas piping entirely. This approach ultimately costs more than building all-electric from the start.

Gas piping increases the cost to construct a typical single-family home in Maine by **\$2,600²**.



PORTLAND, MAINE

Building all-electric homes saves money in the most populous city in Maine



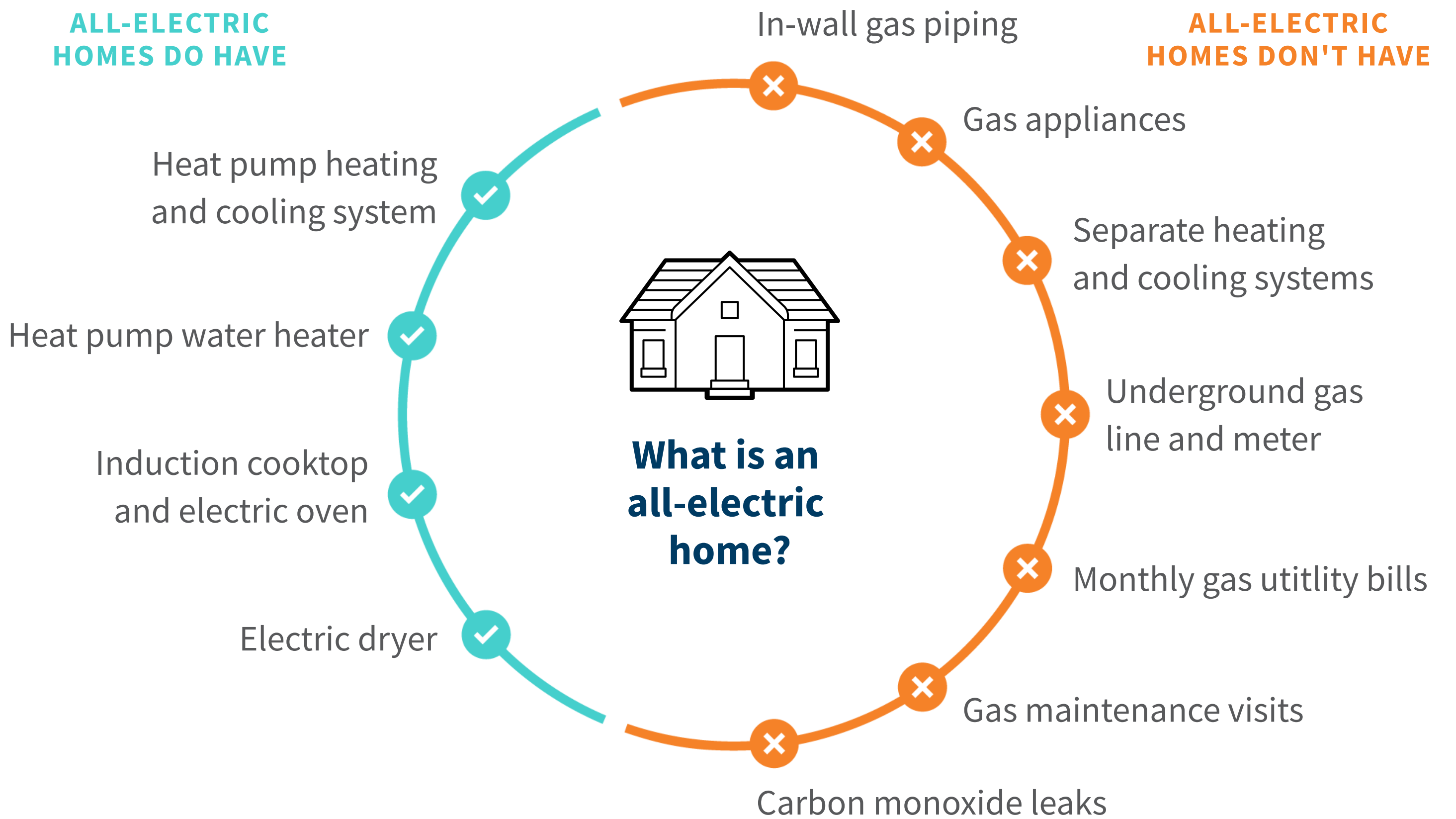
MAINE STATEWIDE

Savings are comparable in other parts of the state



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 \$2,600 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.



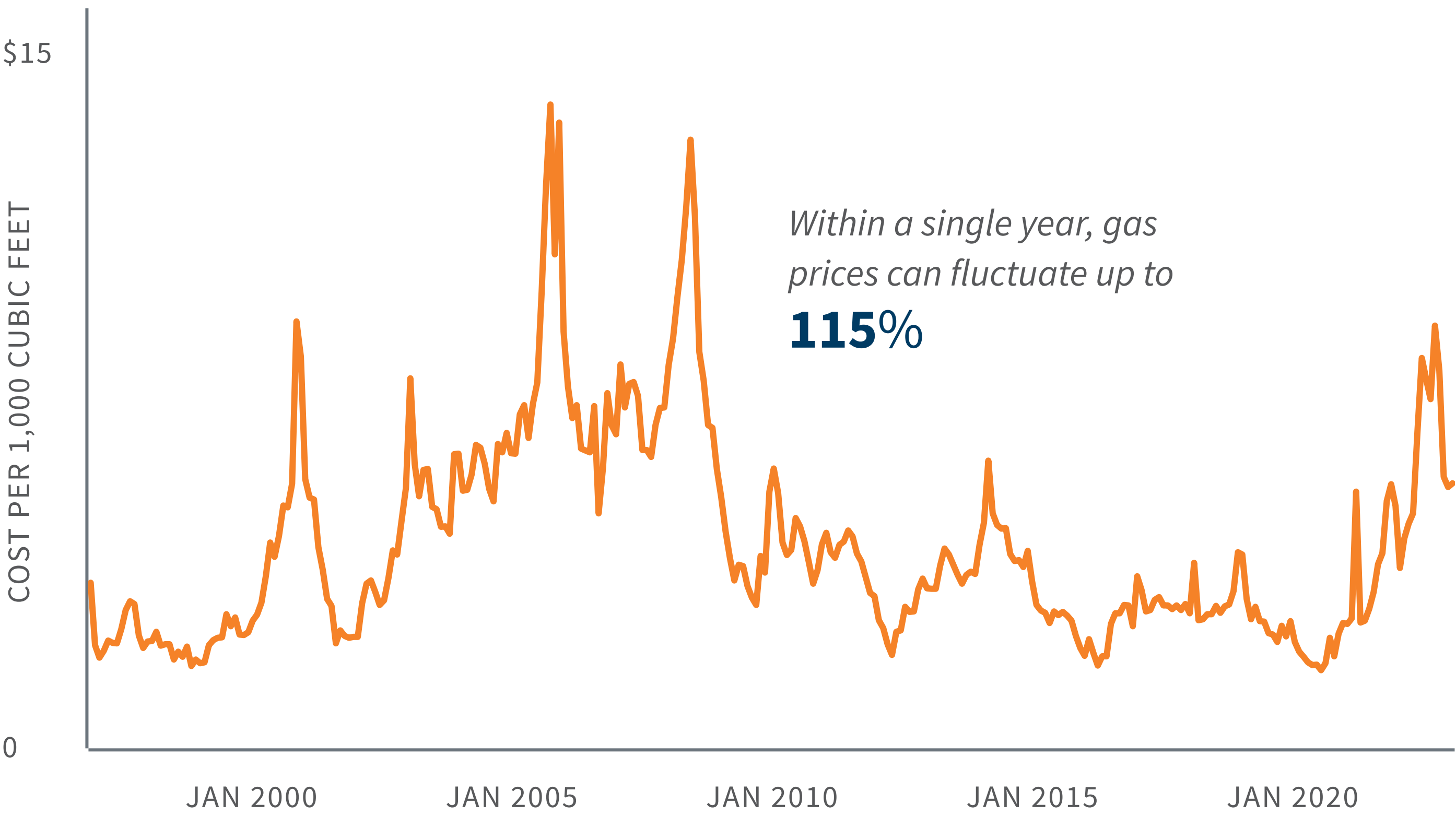
New all-electric homes have comparable utility bills.

Utility bills for all-electric homes in Portland are typically 2% 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 80% 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 Portland built with rooftop solar see

23% lower bills.⁶

Take action

Maine 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/8jqtg>

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/8jqtg>
2. Base gas connection costs from RMI study, adjusted using RSMeans regional construction data; RMI, 2022, <rb.gy/8jqtg>
3. Updated RMI analysis; RMI, 2022, <rb.gy/8jqtg>
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>