

**The Reducing Emissions through Retrofits, Optimization, Fuel-Switching, and Innovative Technologies Grant Program (RETROFIT), is a pilot grant program that is intended to support multi-pronged, large-scale retrofit projects that enable holistic energy improvements at buildings, campuses, and multi-building facilities.**

The program is designed to support Commercial, Industrial, or Institutional building owners OR equivalent tenants seeking to complete energy saving and GHG emissions reducing retrofit construction projects in existing eligible building spaces.



**Projects must include work from at least three of the following scope categories:**



On-site  
renewable  
energy  
generation



On-site  
energy  
storage



Electrification/  
Fuel-Switching  
of Heating  
Systems



Refrigerant  
Replacement  
for Cooling  
Systems



Energy Efficiency Improvements  
(BMS, envelope, heat recovery,  
lighting upgrades, green  
roofs/cool roofs, electrifying  
appliances, etc.)

**OR:** A project scope involving Thermal Energy Networks (TEN) can be a standalone project and does not need to meet the above scoping requirements. A TEN is a shared, underground piping loop that circulates ambient-temperature water among multiple buildings, enabling heat pumps to draw or reject heat as needed. This allows the network to provide highly efficient, fossil-free heating and cooling by leveraging energy sharing and renewable thermal sources.

**OPTIONALLY:** Electric vehicle charging infrastructure can be included in the project scope but does not count as a qualifying criterion.

## **Grants under RETROFIT can cover:**

- Up to 50% of eligible costs for private commercial and industrial entities
- 60% of eligible costs for institutional and not-for-profit entities.
- 5% bonus for projects in Overburdened Communities and Adjacent census blocks is available to all entities
- Minimum grant award is \$2.5 million per project for projects starting at \$5 million
- Maximum grant award is \$12.5 million for Thermal Energy Networks and \$10 million for all other projects

Eligible costs include both hard and soft construction costs (labor, equipment, materials, engineering, design, construction management) for eligible projects. A look-back period of 18 months prior to application submission is included to cover up to 20% of eligible project costs for design, engineering, planning, and/or audit work.

**If you have any questions, please visit [njeda.gov/retrofit](https://njeda.gov/retrofit) or email [retrofit@njeda.gov](mailto:retrofit@njeda.gov).**