

Why Energy Efficiency Matters?

In Kennebunk, Maine...



- [The Cost of Electricity is Going Up](#)

What's Happening with KLPD (Kennebunk Light & Power):

Delivery Rate Hike (2025): KLPD proposed a significant delivery rate increase (over 64% on delivery revenue) effective January 1, 2025, to cover operating costs and reliability, but this was offset by anticipated drops in purchase power/transmission rates, meaning total bills *might* have been lower initially.

Supply Costs (2025): For late 2025, KLPD's energy supply rates increased substantially (from ~5.5¢ to ~9.1¢/kWh), a major factor driving costs up, notes [Kennebunk Light & Power District](#).



- [The Cost of Heating Oil is Going Up](#)

Direct Price Impacts

The 10% energy tariff has a direct "pass-through" effect on Maine consumers. Experts and state officials have identified the following specific impacts:

- **Cost Increase per Gallon:** The tariff is estimated to add between **20 and 33 cents per gallon** to the retail price of heating oil.

- **Annual Household Burden:** A 10% tariff results in an estimated **\$419 annual increase** in energy costs for the typical Maine household.
- **Contractual Impacts:** Major suppliers like **Irving Oil** notified customers that tariff costs would be added even to existing fixed-price or capped-payment contracts.
- **The Cost of Municipal Water is Going Up**



- **The Federal Tax Credits for Energy Efficiency Upgrades has ended**



[Federal Tax Credits for Energy Efficiency](#) expired on December 31, 2025

- **Efficiency Maine Rebates Continue, but are Tiered by Income**



What's Happening with [Efficiency Maine Rebates](#)?

Continued Support: Efficiency Maine continues to offer substantial rebates for heat pumps and other upgrades (like insulation) through its own funding.

Income-Tiers: Rebates are tiered by income, with low-income customers receiving the most (up to \$9,000 for heat pumps), while other Mainers can get up to \$3,000 or \$4,000 for whole-home systems.

New Funding Sources: Maine is securing new funding streams to keep programs going, even after some federal EV rebates paused in late 2024.

Home Energy Rebates (HEAR): A new federal-state program offers rebates for heat pumps in affordable housing and manufactured homes



Advice for 2026 Property Buyers

Buy properties that have been [energy-efficiency upgraded](#) and can prove it, i.e. sellers can provide heating oil and electricity monthly payment receipts for multiple years.

More than half—58%—of real estate pros say highlighting energy-efficient home features in a listing can add value, according to the newly released [2025 REALTORS® Residential Sustainability Report](#). Green features—such as upgraded windows, doors and insulation—could help lower the rising costs of maintaining a home. About three-fourths of Americans say they’re concerned about rising electric and gas utility bills this year, and 63% report those costs are adding to their financial stress, according to a 2025 poll by [PowerLines](#), a consumer education nonprofit. Yet, 42% of real estate pros say their clients “rarely” ask questions about a home’s energy efficiency.

Considering these statistics, and some buyers’ blind spot regarding energy efficiency, real estate agents representing sellers must showcase the energy efficiency advantage to every prospect, which will spark interest, raise the value of the property, and promote urgency to buy, especially [since few energy efficient properties are being offered for sale](#).

But, what about the maxim in real estate that buyers want features they can see and enjoy? Well, welcome to 7 Cambridge Court where **we have two feature types – the visible and the invisible**. Granite countertops and cellulose insulation blown into all exterior walls; all new oak floors in downstairs bedrooms and outside air infiltration reduced; all new wall-to-wall carpeting upstairs and [blower-door test](#) performed. Included also are our professionally designed, low-maintenance gardens and a standby generator for electrical independence during power outages ([30 over the last 8 years](#)).

Proof of Energy Efficiency for 7 Cambridge Court, Kennebunk, Maine:

(Bills from Kennebunk Power and heating oil delivery are available for review)

N.B. While Pearl, Energy Star, HERS, and other energy certifications may be helpful for new construction, where there is little or no history of energy use, for existing properties, the Gold Standard is PERFORMANCE, as measured by proof of payments for heating oil and electricity over several consecutive years.

Eight Year History of Heating and Cooling Costs for 7 Cambridge Court

<u>Year</u>	<u>Electric</u>	<u>Heating Oil</u>	<u>Year Total</u>	<u>Avg./ mo.</u>
2018	\$1,172.42	\$408.83	\$1,581.25	\$131.75
2019	\$1,391.86	\$245.09	\$1,636.95	\$136.41
2020	\$1,361.97	\$0.00	\$1,361.97	\$113.50
2021	\$1,366.35	\$254.09	\$1,620.44	\$135.04
2022	\$1,432.01	\$782.58	\$2,214.59	\$184.55
2023	\$1,294.02	\$453.00	\$1,747.02	\$145.59
2024	\$1,337.15	\$0.00	\$1,337.15	\$111.43
2025	\$1,322.51	\$0.00	\$1,322,51	\$110.21

Postscript

- Electricity costs are rising nationally and are not coming down any time soon.
- Much of Maine's existing housing supply is highly energy Inefficient
- Because voluntary efforts to promote energy efficiency among homeowners and builders **have been largely ineffective, Maine is getting a new building code**, which among other things, prescribes that new construction attic insulation be set at R-60.
- **Attic insulation at 7 Cambridge Court has been at R-60 since 2014.**
- Maine continues to advance toward a cleaner, more affordable energy future with the inception of the Triennial Plan VI approved in 2025 by the Maine Public Utilities Commission and administered by the Efficiency Maine Trust (EMT)

- Since 1996 energy efficiency for the Northeast and mid-Atlantic states have been the focus of the Northeast Energy [Efficiency Partnership \(NEEP\)](#). Execution, however , [as with most other environmental programs, progress ,has been slow.](#)
- [Electric power in Kennebunk Maine is unreliable due to frequent storms and a power grid vulnerable to falling limbs and trees, as well as car accidents and grid repairs. A standby generator is a vital asset under these conditions.](#)
- [A power outage report from Kennebunk Light Power District \(KLPD\) for the Coventry Woods area is available here for review. It shows 30 power outages over an 8-year period: 2017-2025.](#)
- 7 Cambridge Court is the only condominium unit in Hampton Glen which, as of 2026, has a standby generator installed. The generator, installed in 2023, protected the condo unit from [various outages lasting from 1-6 hours \(click Dive Deeper in AI Mode\).](#)
- 7 Cambridge Court is the only condominium in Hampton Glen capable of [keeping life support systems up when the power goes out.](#) Even C-PAP and other [electricity-dependent medical equipment and systems](#) operate here when the power goes out. No need to evacuate or relocate.
- 7 Cambridge Court, [for additional security, has also installed a monitored alarm system](#) that operates during power outages and provides a personal alarm FOB to summon EMTs, as well as continuous intrusion, fire, CO, water, and low temperature detection.
- [7 Cambridge Court is considered an energy resilient property for all these reasons](#)



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