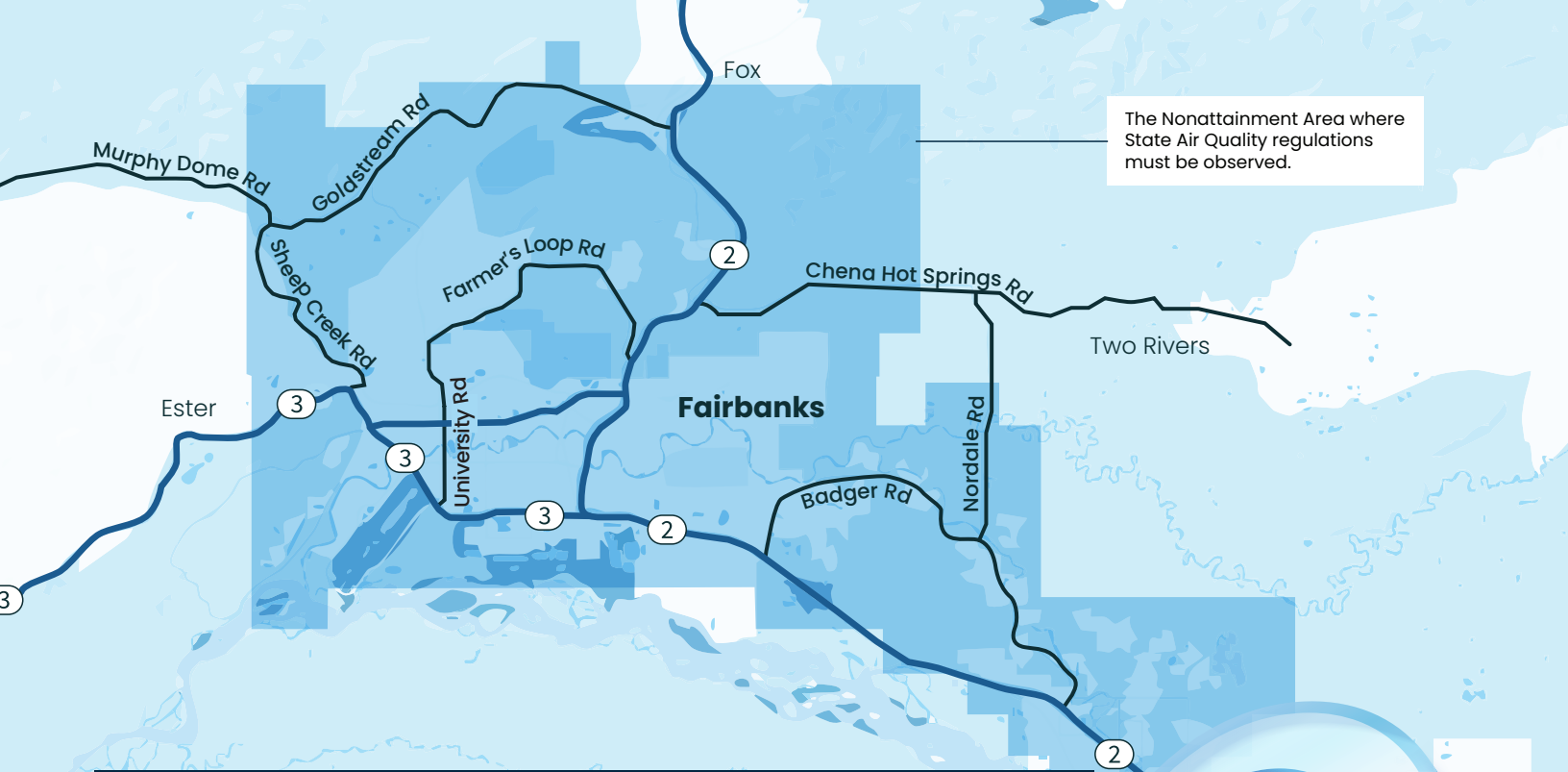




The Nonattainment Area where State Air Quality regulations must be observed.

HELP YOUR CLIENTS NAVIGATE NEW HEATING REGULATIONS

New and existing state air quality regulations affect property sales in Fairbanks—here's what real estate professionals need to know.

Key Information

New! Energy Ratings Required by 2025:

Starting December 31, 2025, an energy rating will be required before listing a property.

New! Liability Awareness: Sellers, buyers, and real estate professionals share responsibility for compliance.

Registration Required: Wood- and pellet-fired heating devices must be registered with the Alaska Department of Environmental Conservation (ADEC) before they can be sold or conveyed through a property transaction.

Noncompliant Stoves Must Be Removed: Before closing, most devices older than 25 years, non-EPA-certified stoves, and coal-fired heaters must be replaced or removed. *Check your device at: <https://bit.ly/40KrSg7>*

Why Is This Happening? In short, for health and safety. Noncompliant stove emissions pollute our atmosphere.

How You Can Help Your Clients

- ✓ Ensure sellers are aware of these requirements early in the process.
- ✓ Educate buyers about energy ratings and heating compliance.
- ✓ Direct clients to financial assistance programs for stove replacements (see reverse side).



More Information & Guidance on the Borough's Change-Out Program:
[AQChange.com](https://aqchange.com)



Contact ADEC Air Quality Division for Regulatory Questions:
907.451.5172



SELLING YOUR HOME? YOUR STOVE MIGHT NEED AN UPGRADE.

Fairbanks follows state air quality regulations to keep our air healthy. The Borough's Change-Out Program exists so homeowners can more easily upgrade their home's heating system. Refer to the chart below to check your reimbursement options!

OIL TO GAS CHANGE-OUT OPTIONS		
Replacement with:		Oil Heaters
Replace with Natural Gas		\$7,500
Convert to Natural Gas		\$2,500
SOLID FUEL CHANGE-OUT OPTIONS		
Replacement with:	Wood, Pellet, or Coal Appliances	Wood, Pellet, or Coal Hydronic Heaters
Natural Gas/Propane	\$10,000	\$14,000
Home Heating Oil	\$6,000	\$12,000
Emergency Power Backup System	\$6,000	\$10,000
Electricity (Includes Heat Pumps)	\$6,000	\$14,000
Hot Water District Heat	\$6,000	\$14,000
Borough Listed Pellet Stove	\$5,000	\$10,000
Catalytic Borough Listed Wood Stove	\$4,000	\$10,000
Removal only, no replacement:		
Wood/Coal Appliances	\$10,000	
Pellet Appliances	\$2,000	
Wood/Pellet/Coal Hydronic Heaters		\$14,000
Repair only, no replacement:		
EPA-Certified Wood Stove	\$750	

All amounts listed above are the maximum reimbursement amounts possible for each change-out option.

How These Rules Affect You

- ✓ Your stove must be registered with ADEC before the sale.
- ✓ Your stove must be removed or replaced if it is outdated or noncompliant.
- ✓ Starting in 2025, an energy rating will be required before listing your home.

FINANCIAL ASSISTANCE AVAILABLE!

You may qualify for up to **\$14,000** to replace or remove non-compliant heating systems. Replacement options are discussed above.

FNSB AIR QUALITY IS HERE TO HELP! LET'S CLEAR THE AIR.