

FAQS - For Green Home Buyers

What is a green home?

A green home incorporates energy and water efficient products and practices; is constructed with renewable, recycled and/or more durable materials; and is designed for improved indoor air quality.

Green building is a practical response to a variety of issues that affect all of us – including increasing energy prices, waning water resources, and changing weather patterns.

What is The Montana Green Building Program (MGBP) certification?

The Montana Green Building Program is the Montana affiliate of NAHB Green. NAHB Green is a certification program from the National Association of Home Builders that allows home buyers to easily locate homes that have been built to nationally recognized green building criteria.

Since many of the processes and technologies that go into a green home happen behind the scenes and behind the walls, the NAHB Green certification mark is an important identifier for buyers seeking more environmentally responsible homes.

NAHB Green certification means, for example, that a bronze-level green home in Seattle is at least as energy efficient as a bronze home in Savannah and a bronze home in St. Louis. It doesn't mean that they have the same features or that they even look the same. It does mean that they all meet a minimum, nationally recognized level of performance.

Why should I buy or build an MGBP green certified home?

Potential benefits can include lower operating costs, reduced maintenance needs, and lifestyle and health improvements. The renewable, recycled, and more efficient building products used in green home construction can help to reduce a home's impact on the environment and natural resources.

NAHB Green certified homes are inspected by trained experts and have the backing of an accredited certification agent, the NAHB Research Center. Additionally, NAHB Green homes are scored to the market-tested NAHB Green Building Standards, the foremost green rating system for residential construction in the United States.

What is a certified green professional and what are the benefits of working with one?

A Certified Green Professional (CGP) is an individual in the home building industry who has been trained in the fundamentals and best practices of sustainable residential construction.

How can I find a green builder or certified green professional?

Check out www.montanabia.com/documents/gcp_directory.pdf for a list of all of the Certified Green Professionals in Montana. This list is updated monthly with a national database to ensure we have the most up-to-date list of quality, trained builders.

Do green homes cost more?

Some green features do cost more, but there are also inexpensive ways to go green. Because some green components are less expensive to operate and may last longer, they can even pay for themselves over time!

NAHB Green allows home buyers and builders to choose among dozens of options to achieve thresholds in seven key areas. This flexibility allows regionally-appropriate green homes to be built at any price point.

Are there any financial incentives or rebates?

In addition to the many benefits of living in a green home, there are often financial incentives that can help make green homeownership even more affordable.

Montana offers a \$500 tax credit (per person) for all MGBP certified homes. Additionally, the federal government has a tax credit that can be as high as \$1,500 for the construction or remodel of a MGBP home.