

© 2024. International WELL Building Institute PBC. All rights reserved.

WELL FOR RESIDENTIAL PILOT

The only global certification for healthier homes

The WELL for residential pilot is the first and only holistic, third-party verified certification program to exclusively address health and well-being in all residence types, including single-family homes and units in multifamily buildings.









© 2026. International WELL Building Institute PBC. All rights reserved.

Strategies within the 10 WELL Concepts

Air

- Ventilation Design
- HVAC Filtration and Treatment
- Pollution Infiltration Management
- Construction Pollution Management
- Combustion Minimization
- Air Quality Monitoring
- Indoor Air Quality Testing
- Radon Risk Mitigation
- **Electric Vehicle Charging**
- Smoke-Free Environment

Water

- **Plumbing Design and Sizing**
- Water Testing
- Non-Potable Water Capture and Use
- Moisture Management Design
- **Flow and Temperature Sensing**
- **Water Quality and Plumbing Maintenance**

Nourishment

- Supportive Cooking Environment
- Onsite Food Production
- Food Access and Support
- **Food Hygiene Support**

Light

- Design for Daylight
- Electric Light Control and Quality
- **Visibility at Night**

Movement

- Pedestrian, Transit and Bike-Friendly Places
- Outdoor and Indoor Activity Space
- Adjustable Workstations
- Staircase Design

Thermal Comfort

- Thermal Performance and Control
- **Insulation and Fenestration Efficiency**
- Humidity Control
- Radiant Heating Systems
- Operable Windows
- Outdoor Heat Management

Sound

- Sound Barriers
- **Quiet Products**
- **HVAC and Building Service Noise Levels**
- Environmental Noise Levels

Materials

- Site Assessment and Remediation
- New Materials Selection
- Pest and Pesticide Minimization
- Cleaning Products and Practices

Mind

- Nature and Place
- **Design for Reassurance**
- **Digital Connection**
- **Household Storage and Space Management**

Community

- Universal Design
- Affordable Housing
- Integrative Design
- **Healthy and Supportive Construction Sites**
- Resident Education
- Disaster Resilience
- **Fire Mitigation**

Innovation

- WELL AP
- Residential Green Programs
- Carbon Accounting, Disclosure & Reduction

Packages and pricing

SINGLE ENROLLMENT

SINGLE-FAMILY	MULTIFAMILY
$100* per home	$0.08* per sq ft

WHAT'S INCLUDED

- ✓ Program enrollment
- ✓ One documentation review for precertification (optional)
- ✓ One documentation review for certification
- ✓ Customer and technical support
- ✓ Digital marketing materials and guidelines

Enrollment fee: $3,000

*Program fees start at $8,000 and are capped at $98,000

ANNUAL SUBSCRIPTION

Number of single-family homes	Number of multifamily buildings	Annual cost
5-1,000	Up to 50	$30,000
Up to 2,000	Up to 100	$65,000
Up to 4,000	Up to 200	$112,500
Up to 6,000	Up to 300	$190,000
Up to 8,000	Up to 400	$225,000
Up to 200,000	Up to 500	$250,000

WHAT'S INCLUDED

- ✓ Program enrollment
- ✓ Two documentation reviews per year (may include dwelling units that are pursuing up to five different sets of WELL strategies)
- ✓ Interim precertification reviews (an incremental design milestone)
- ✓ Dedicated coaching support
- ✓ Digital marketing materials and guidelines
- ✓ One printed seal per unit, up to 1,600 seals per year (shipping and custom fees are not included)

© 2024. International WELL Building Institute PBC. All rights reserved.

Pricing

SINGLE ENROLLMENT

SINGLE-FAMILY	MULTIFAMILY
$100* per home	$0.08* per sq ft

WHAT'S INCLUDED

- ✓ Program enrollment
- ✓ One documentation review for precertification (optional)
- ✓ One documentation review for certification
- ✓ Customer and technical support
- ✓ Digital marketing materials and guidelines

Enrollment fee: $3,000

*Program fees start at $8,000 and are capped at $98,000

CONSIDERATIONS

- Enrollment fees are captured at the onset and are valid for three years
- Program fees are captured at time of documentation submission
- All dwelling units must*:
  - Be in the same building or community
  - Pursue the same WELL strategies
  - Submit for review at the same time
- Submit for interim precertification review (an incremental design milestone) for $62.50/home for single-family and $0.05 /square foot for multifamily; these fees will be credited towards program fees at certification review
- Does not include onsite testing fees that may be incurred when pursuing performance-based strategies
- Extend your enrollment by one year for an additional $1,000
- Qualifying sectors, small business and emerging markets save 25% on program fees
- IWBI Cornerstone and Keystone members save an additional 5% and 15% on program fees, respectively
- Contact us for more information about special pricing considerations in mainland China, Hong Kong, Macau and Taiwan

** Separate enrollments are required for units in different buildings or communities, units that are pursuing different strategies, and units submitting for review at different times.*

Enrolling multiple buildings or communities? Consider our annual subscription or ask us about volume pricing by emailing us at residential@wellcertified.com.

© 2024. International WELL Building Institute PBC. All rights reserved.

Pricing

ANNUAL SUBSCRIPTION

Number of single-family homes	Number of multifamily buildings	Annual cost
5-1,000	Up to 50	$30,000
Up to 2,000	Up to 100	$65,000
Up to 4,000	Up to 200	$112,500
Up to 6,000	Up to 300	$190,000
Up to 8,000	Up to 400	$225,000
Up to 200,000	Up to 500	$250,000

WHAT'S INCLUDED

- ✓ Program enrollment
- ✓ Two documentation reviews per year (may include dwelling units that are pursuing up to five different sets of WELL strategies)
- ✓ Interim precertification reviews (an incremental design milestone)
- ✓ Dedicated coaching support
- ✓ Digital marketing materials and guidelines
- ✓ One printed seal per unit, up to 1,600 seals per year (shipping and custom fees are not included)

© 2024. International WELL Building Institute PBC. All rights reserved.

CONSIDERATIONS

- Recurring annual subscription
- Pricing is based on the number of single family homes or multifamily buildings subscribed - to combine, use the multifamily buildings column and apply the conversion ratio of 20 single family homes to 1 multifamily building
- When all units under ownership are subscribed, earn a score showing incremental progress across entire portfolio (in addition to earning certifications at individual homes)
- Does not include onsite testing fees that may be incurred when pursuing performance-based strategies
- Contact us for more information about special pricing considerations in mainland China, Hong Kong, Macau and Taiwan

** Shipping is not included as part of your complimentary seal order. International orders may also be subject to customs fees. Domestic orders (USA): $9.95; International orders: $24.95.*

Not ready to pick a subscription tier? Ask us about volume pricing by emailing residential@wellcertified.com.