

PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

Act 30 of June 12, 2018: Commercial Property Assessed Clean Energy

1. Permits the establishment of a C-PACE district by local government for commercial, industrial, and agriculture property
2. Allows property owner to finance energy efficiency and renewable projects on their annual tax bill.
3. Payments stay with the property
4. Places limitations on the program (no multifamily, no residential, lender consent required).

Model Program Guidelines



- **October 2018:** Convened statewide stakeholder meetings
- **January 2019:** Solicited comment on draft guidelines
- **Result:** “C-PACE-in-a-Box” for County Officials

Clean Energy Projects

1. Alternative energy system
2. Installs equipment to improve energy efficiency
3. Water conservation measures/equipment



Eligibility

- Properties
 - Commercial, industrial, agricultural and nonprofit purposes (nonresidential)
 - Property must be within a C-PACE district
 - Must have a property tax identification number
- Projects
 - Redevelopment of an existing property
 - Adaptive Reuse/Gut Rehab
 - New construction
- Requirements
 - Minimum \$10K financing
 - ECM must be permanently affixed to property

Use of Funds

1. Purchase and installation cost of any equipment.
2. Design, engineering and project development costs
3. Infrastructure related to and necessary for project.



Illustration by 
PROPERTY ASSESSED CLEAN ENERGY

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KEYSTONE ENERGY EFFICIENCY ALLIANCE

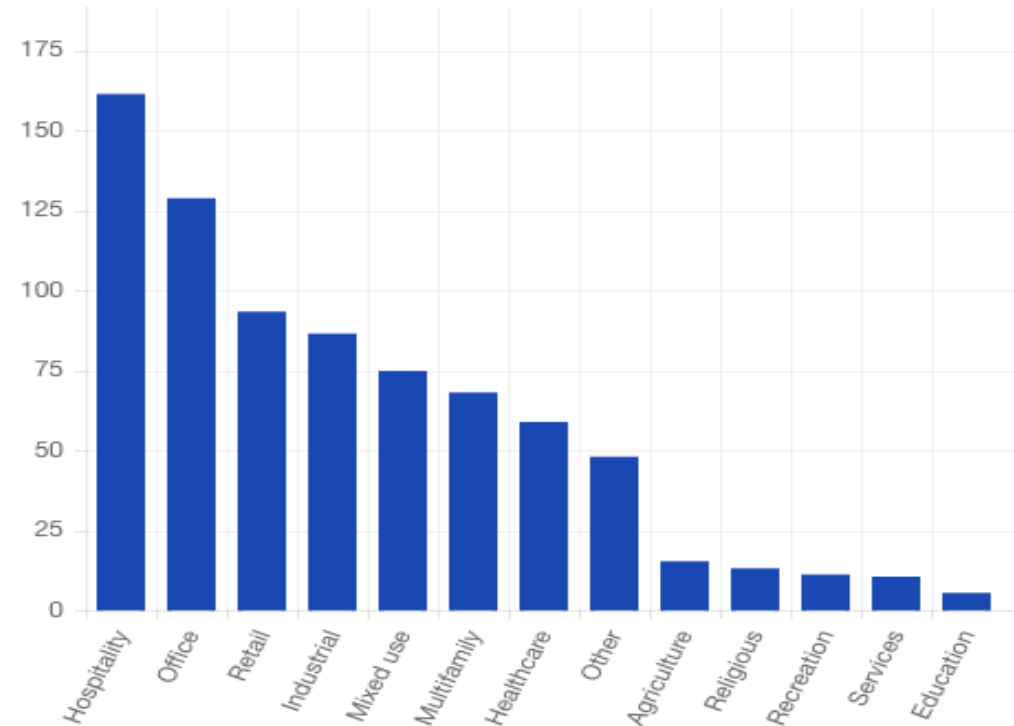
Lender Consent

Any financial institution holding a lien, mortgage or security interest in or other encumbrance of the real property that secures a current, future or contingent payment obligation must be given written notice of the real property owner's intention to participate in the program and acknowledge in writing to the property owner and municipality or county that established the program that they have received such notice.

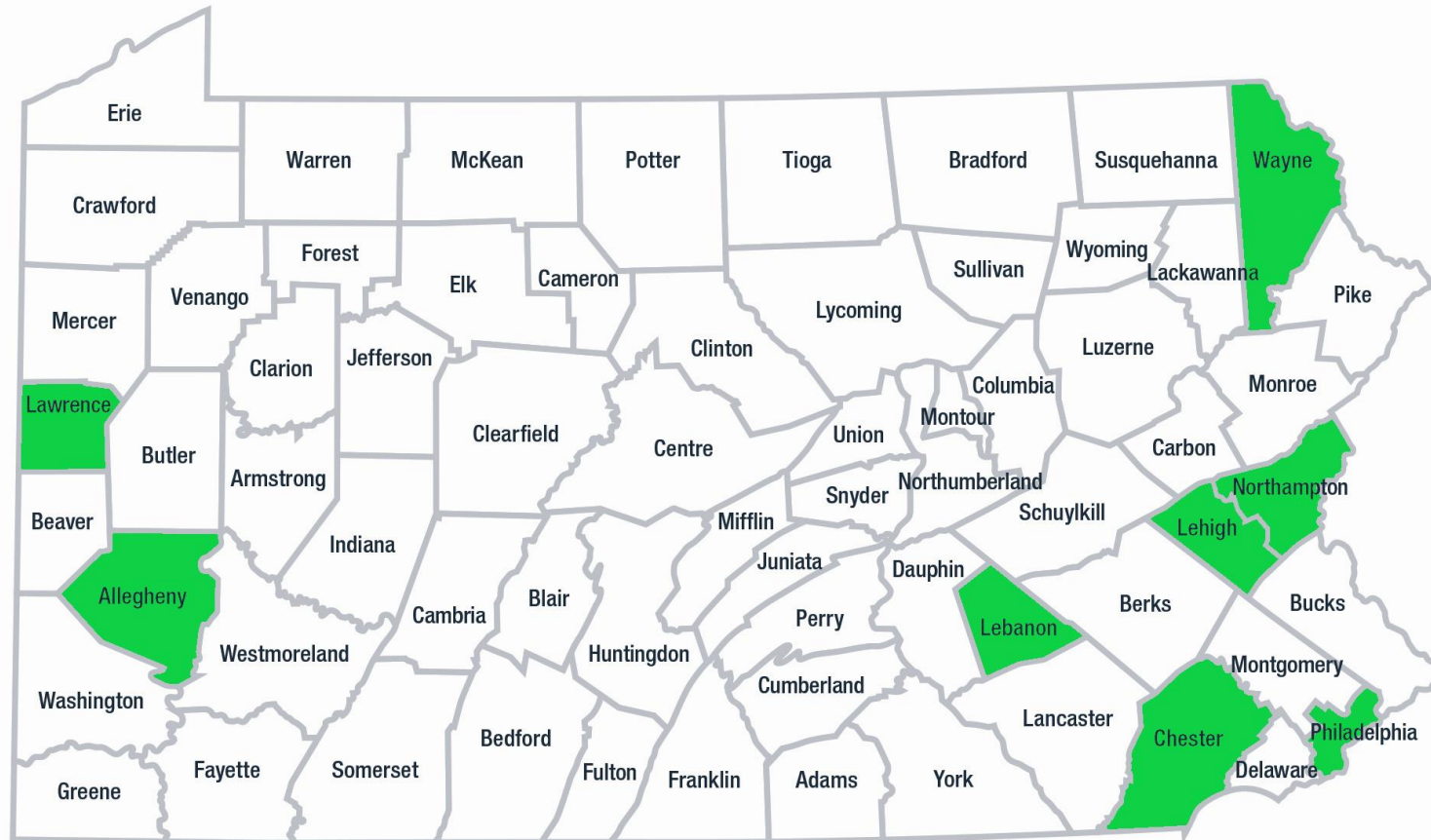
Market Data

Property Types and National Investment Amounts

- Hospitality (\$161M)
- Office (\$129M)
- Retail (\$93M)
- Industrial (\$86.5M)
- Mixed Use (\$75M)
- Multifamily* (\$68M)
- Healthcare (\$59M)
- Agriculture (\$15M)
- Religious (\$11M)
- Recreation (\$11M)
- Services (\$10M)
- Education (\$5M)



Pennsylvania Counties with C-PACE



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