

## Utah - Local Option - Commercial PACE Financing

Last DSIRE Review: 04/02/2013

### **Incentive**

**Type:** PACE Financing

**Eligible Technologies:** Geothermal Heat Pumps, Wind (All), Programmable Thermostats, Geothermal Electric, Energy Mgmt. Systems/Building Controls, Furnaces, Chillers, Roofs, Geothermal Direct-Use, Doors, Heat recovery, Hydroelectric (Small), Equipment Insulation, Custom/Others pending approval, Boilers, Solar Water Heat, Air conditioners, Windows, Caulking/Weather-stripping, Solar Photovoltaics, Building Insulation, Heat pumps, Wind (Small), Daylighting, Lighting

### **Applicable**

**Sectors:** Industrial, Nonprofit, Commercial, Federal Government

**Authority 1:** [SB 221](#)

### **Date**

**Enacted:** 03/27/2013

### **Summary:**

Senate Bill 221 of 2013 authorizes local governments to adopt Commercial\* Property Assessed Clean Energy (C-PACE) financing programs. C-PACE allows property owners to finance energy efficiency and renewable energy improvements on their properties through a special assessment on their property tax bill, which is repaid over a period of time not to exceed 20 years. A local government must first pass an assessment resolution or ordinance before its commercial property owners can participate, and commercial property owners must opt to have their property designated as a voluntary assessment area.

To qualify as a voluntary assessment area, the owner of the property must provide:

- The written consent of each person or institution holding a lien on the property
- Evidence that there are no delinquent taxes, special assessments, or water or sewer charges on the property
- Evidence that the property is not subject to a trust deed or other lien on which there is a recorded notice of default, foreclosure, or delinquency that has not been cured, and
- Evidence that there are no involuntary liens, including a lien on real property, or on the proceeds of a contract relating to real property, for services, labor, or materials furnished in connection with the construction or improvement of the property.

A local entity that designates a voluntary assessment area must provide to each participating property owner with a list of qualified service providers authorized by the local entity to provide the energy efficiency upgrade or renewable energy system. A participating property owner must select a service provider from the list to perform the work.

*\* The types of property eligible for C-PACE in Utah include property used for the following purposes: commercial, mining, industrial, manufacturing, governmental, trade, professional, a private or public club, a lodge. Multifamily residential buildings with four or more rental units, and property owned by the federal government or a public agency also qualify.*

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