



Commercial Property Assessed Clean Energy & Resilience (C-PACER)

Overview for SIW

Commercial Property Assessed Clean Energy & Resilience (C-PACER) financing enables a public-private partnership: C-PACER allows private investment to fund building improvements that are in the public interest, such as solar power, energy efficiency, seismic retrofits and lead remediation for clean drinking water. C-PACER loans are long-term loans tied to a property's title and transfer from one owner to the next when the property changes hands. This means that both the last loan obligations as well as these projects' benefits accrue to the building's present and future owners. This system allows longer payback periods for building upgrades, covering the loans' incremental payments via savings on utility bills, lower insurance premiums, and higher property value.

The C-PACER concept is already successful in more than 20 states. Since 2008, C-PACER has financed more than 2,000 projects, adding up to more than \$1 billion of private dollars for the public interest in communities across the country.

What's next?

Thanks to this 2020 authorizing legislation, now advocacy by SIW and other stakeholders can ensure that Washington Counties - our state's property-tax assessment jurisdictions - enact C-PACER programs.

There are 2 ways counties can set up their C-PACER programs

1. Counties can develop their own C-PACER program like Oregon's Multnomah County, or
2. The WA Dept of Commerce could develop a statewide program for counties to opt into. As a first step, the new law has already directed the Dept. of Commerce to build a basic C-PACER program guidebook for counties, drafted from the successes of the 20 other states that have already used C-PACER.

How does C-PACER work for solar?

Private owners of large commercial rooftops can now finance solar and other upgrades in the public interest. Read a C-PACER solar experience in this Oct 2019 [Colorado Sun article](#), and urge your county to build out its C-PACER program.

For more information, contact [ShiftZero](#), or the [Washington State Dept. of Commerce](#).

As of March 23, 2020