

What is C-PACE financing?

C-PACE authorizes property owners to make energy efficiency and renewable energy upgrades to commercial buildings using innovative financing. C-PACE financing is secured by the property and repaid via the property tax bill (potentially financing up to 100% of the cost and for up to 20 years).

Who can use C-PACE?



Commercial



Multifamily



Non-Profit



Industrial

What projects are eligible?

- Renewable energy systems
- Heating & cooling systems
- Building management systems
- Lighting upgrades
- Water-saving upgrades
- Energy-related envelope & roof upgrades
- Cogeneration systems

How do I get started?

With an eligible project in mind, property owners should contact the Program Manager, **PACE Financial Servicing**, to begin the application process before construction begins on their project.

Visit mc-pace.com

For more info on C-PACE:



DEPARTMENT OF
**ENVIRONMENTAL
PROTECTION**
MONTGOMERY COUNTY • MARYLAND

energy@montgomerycountymd.gov
240-777-7754

Get started with your application:



info@paceservicing.com
202-844-9504

For C-PACE financing inquiries:



azech@greenworkslending.com
443-226-4636

Montgomery County, MD

Commercial Property Assessed Clean Energy Financing (C-PACE)

What you need to know
about the program and
how to get started.



MONTGOMERY COUNTY C-PACE

mc-pace.com

Why should I use C-PACE?

C-PACE addresses challenges that have limited the adoption of energy efficiency and renewable energy projects in commercial buildings:

Lack of funding?	✓ 100% upfront, 20-year financing
Near term plan to sell?	✓ Tax obligation transfers with the property
Insufficient payback/ROI?	✓ Improved ROI – C-PACE can make projects cash flow positive
Split incentives?	✓ Assessment/savings can pass to tenants

By eliminating upfront costs and providing low-cost, long-term financing, C-PACE makes it easy for property owners to transfer repayment obligations to a new owner upon sale.

By expanding the use of C-PACE in Montgomery County, property owners are contributing to private sector investment in the community, clean energy job growth, and improvement in building quality.

To qualify for C-PACE financing, buildings must:

- Be current, and in good standing, on property tax and mortgage payments
- Not be in bankruptcy or have other outstanding liens
- Obtain mortgage lender consent to C-PACE financing
- Explore C-PACE financing that does not exceed 20% of the value of the property
- Have total property debt (with C-PACE) that does not exceed 90% of the value of the property



How does C-PACE work in Montgomery County?

- 1** Property owner selects eligible projects and a C-PACE lender.
- 2** Property owner and Program Manager work on C-PACE application.
- 3** Mortgage lender gives consent for C-PACE financing.
- 4** C-PACE lender provides C-PACE project financing.
- 5** C-PACE project construction begins.
- 6** Program Manager and the County place surcharge on the tax bill after project completion.
- 7** C-PACE assessment is paid back via property tax bill.

How do I find a lender?

Greenworks Lending is Montgomery County's Designated Lender, that has C-PACE lending experience and on-demand financing available. Montgomery County's C-PACE program is an open market, so you can work with your own lender for C-PACE project financing.