

MD-PACE Program

Frequently Asked Questions

Contractors



What is the MD-PACE program?

The MD-PACE program assists property owners in accessing C-PACE financing for eligible projects. The MD-PACE program is available in participating counties.

What is C-PACE financing?

C-PACE financing is private financing for certain building improvements that is repaid over time via a voluntary special assessment on the improved property.

What is an eligible C-PACE project?

C-PACE financing may be used to finance renewable energy projects; measures that are intended to benefit the property's energy or water consumption; remediation projects intended to remove environmental and/or health hazards; measures intended to increase a property's ability to withstand natural disasters and the effects of climate change; and projects that promote indoor air and water quality. Additionally, property owners may refinance previously completed C-PACE eligible projects.

Which property types are eligible for C-PACE financing?

C-PACE financing is available to improve existing or build new commercial properties; this incorporates a wide variety of eligible property types, including office, industrial, manufacturing, hospitality, and retail properties, but also non-profits, religious institutions, and agricultural properties.

Are public buildings eligible for C-PACE?

Generally, public buildings are not eligible for C-PACE financing. If a building is owned by a private entity but leased to a public entity, it may be eligible for C-PACE financing. Contact the program administrator for more details.

What are the benefits of being a registered C-PACE contractor?

C-PACE financing is a tool for contractors to help potential clients afford their services. C-PACE financing is perfect for projects that contractors know are "locked" (the owner knows there is a need but could not afford to fill that need). It also helps to avoid cost cutting related to performance improvements that go above and beyond basic client needs. C-PACE financing gives contractors a way to "go deep" on a job (by expanding projects to include often-deferred maintenance). Finally, C-PACE financing can sometimes address the issues of split incentives for landlords and tenants by allowing landlords to pass through C-PACE costs to tenants through a triple net lease.

How do I become a registered C-PACE contractor?

You can register as a C-PACE contractor by contacting the MD-PACE Program.

When is a contractor compensated?

Contractors are paid out of the C-PACE proceeds. Contractors will negotiate a payment schedule with the C-PACE borrower and capital provider.

Which counties participate in the MD-PACE program?

Please visit the MD-PACE website for a list of participating counties.

To learn more about C-PACE visit www.md-pace.com



 **Maryland Commercial PACE**

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