

MD-PACE Program

Frequently Asked Questions

Property Owners



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 are the benefits of C-PACE financing?

Property owners can use C-PACE financing to lower their operating costs, improve the value and market competitiveness of their asset, and comply with local energy and building code mandates. C-PACE financing is long-term and non-recourse, with no upfront cost. It can be structured to make projects “cash-flow positive” from day one and the C-PACE assessment is transferable upon sale of the 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.

Who can access C-PACE financing?

The legal record holder of a commercial property may apply for C-PACE financing; 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.

When do I apply for C-PACE financing?

Property owners work with a C-PACE capital provider to develop the project and financing terms. After the project has been developed, the property owner will submit an application for C-PACE financing to the program administrator. Property owners should connect with the program administrator to discuss the contents of the application package after selecting a capital provider.

How do I select a C-PACE capital provider?

C-PACE financing is offered by private capital providers. Property owners can acquire a list of registered capital providers from the MD-PACE program administrator or visit the program website.

Is C-PACE a loan or a grant?

C-PACE is not a loan or grant. C-PACE financing accrues interest and must be repaid over a set term.

Is this a voluntary program?

Yes. Only property owners who choose to participate will have a C-PACE assessment levied on their property.

Does my county participate in the MD-PACE program?

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

Are there fees associated with the program?

The program requires such fees as are necessary to cover administrative costs. Participating capital providers may charge additional fees. All program fees can be incorporated as part of the C-PACE financing. For additional information, please review the Program Guidelines, available on the website.



To learn more about C-PACE please visit our website:
www.md-pace.com or email info@md-pace.com

