
SENATE BILL 6222

State of Washington

66th Legislature

2020 Regular Session

By Senators Lovelett and Das

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1 AN ACT Relating to commercial property assessed clean energy and
2 resilience; and adding a new chapter to Title 35 RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** (1) The legislature finds that the
5 efficiency and resiliency of buildings in Washington is essential for
6 ensuring the health and safety of residents, employees, and tenants;
7 for using water and energy more efficiently; and for economic
8 development of our communities. Buildings in Washington have
9 significant needs for resiliency retrofits, including seismic
10 improvements, stormwater management, flood mitigation, wildfire and
11 wind resistance, and for clean energy and energy efficiency
12 improvements, but these improvements often have high up-front capital
13 costs.

14 (2) This chapter authorizes the establishment of a commercial
15 property assessed clean energy and resiliency ("C-PACER") program
16 that jurisdictions can voluntarily implement to ensure that free and
17 willing owners of agricultural, commercial, and industrial properties
18 and of multifamily residential properties with five or more dwelling
19 units can obtain low-cost, long-term financing for qualifying
20 improvements, including energy efficiency, water conservation,
21 renewable energy, and resiliency projects. These improvements would

1 be repaid through the local property tax assessment billing process
2 without the accumulation of cost to the county and without the
3 creation of a personal debt obligation to the property owner. The
4 debt obligation would instead be carried by the property and remain
5 with the property until repaid, regardless of any potential transfer
6 of property ownership.

7 (3) The legislature declares that the establishment and operation
8 of a C-PACER program under this chapter serves a valid public purpose
9 and is in the public interest. Accordingly, the governing body of a
10 county may determine that it is convenient and advantageous to
11 establish a program under this chapter.

12 NEW SECTION. **Sec. 2.** The definitions in this section apply
13 throughout this chapter unless the context clearly requires
14 otherwise.

15 (1) "Assessment" means the voluntary contract entered into by the
16 property owner and a county under this chapter that is recorded on
17 the land records.

18 (2) "Assessment amount" means the voluntary contractual surcharge
19 included on the real property tax bill by which the owner of the
20 eligible property repays the C-PACER financing.

21 (3) "Capital provider" means any private entity that makes or
22 funds C-PACER financing under this chapter.

23 (4) "C-PACER financing" means an investment from a capital
24 provider to a property owner to finance a qualified project as
25 described under this chapter.

26 (5) "C-PACER lien" means the lien that the county records on the
27 eligible property pursuant to the assessment and related documents.

28 (6) "Eligible property" means privately owned commercial,
29 industrial, or agricultural real property or multifamily residential
30 real property with five or more dwelling units. Eligible property may
31 be owned by any type of business, corporation, individual, or
32 nonprofit organization permitted by state law.

33 (7) "Financing agreement" means the contract under which a
34 property owner agrees to repay a capital provider for the C-PACER
35 financing including, but not limited to, details of any finance
36 charges, fees, debt servicing, and any terms relating to treatment of
37 prepayment and partial payment of the C-PACER financing.

38 (8) "Program" means a C-PACER administrative mechanism
39 established under this chapter.

1 (9) "Program guidebook" means a comprehensive document that
2 illustrates the applicable region for a program and establishes any
3 appropriate guidelines, specifications, underwriting and approval
4 criteria, and any standard application forms consistent with the
5 administration of a program and not detailed in this chapter.

6 (10) "Qualified improvement" means a permanent improvement
7 affixed to real property and intended to: (a) Decrease energy
8 consumption or demand through the use of efficiency technologies,
9 products, or activities that reduce or support the reduction of
10 energy consumption, allow for the reduction in demand, or support the
11 production of clean, renewable energy, including but not limited to a
12 product, device, or interacting group of products or devices on the
13 customer's side of the meter that generates electricity, provides
14 thermal energy, or regulates temperature; (b) decrease water
15 consumption or demand through the use of efficiency technologies,
16 products, or activities that reduce or support the reduction of water
17 consumption or allow for the reduction in demand; or (c) increase
18 resilience, including but not limited to seismic retrofits, flood
19 mitigation, stormwater management, wildfire and wind resistance,
20 energy storage, and microgrids.

21 (11) "Qualified project" means the installation or modification
22 of a qualified improvement, including new construction or the
23 adaptive reuse of eligible property with a qualified improvement.

24 (12) "Region" means a geographical area as defined in section 3
25 of this act.

26 NEW SECTION. **Sec. 3.** (1) In order to establish a program under
27 this chapter, the governing body of a county must take the following
28 actions:

29 (a) Adopt a resolution or ordinance that includes:

30 (i) A statement that financing qualified projects through
31 assessments is in the public interest for safety, health, and other
32 common good reasons;

33 (ii) A statement that the county intends to make assessments to
34 repay C-PACER financing for qualified projects available to owners of
35 eligible property;

36 (iii) A description of the region in which the program is
37 offered, which: (A) May include the entire county, which may include
38 both unincorporated and incorporated territory, and (B) must be
39 located wholly within the county's jurisdiction;

1 (iv) A county may designate more than one region. If multiple
2 regions are designated, the regions may be separate, overlapping, or
3 coterminous;

4 (v) A description of how the county will bill, collect, and remit
5 payments currently due to capital providers under the financing
6 agreement, if this option is available;

7 (vi) A description of how the capital providers will bill,
8 collect, and remit payments currently due, if this option is
9 available;

10 (vii) A description of the process to create a program guidebook
11 to be prepared under section 8 of this act and a statement
12 identifying where the program guidebook is available for public
13 inspection; and

14 (viii) A statement of the time and place for a public hearing on
15 the proposed program; and

16 (b) Hold a public hearing at which the public may comment on the
17 proposed program, including the program guidebook prepared under
18 section 8 of this act.

19 (2) For the purposes of subsection (1)(a)(viii) of this section,
20 the resolution or ordinance may incorporate the program guidebook or
21 any amended versions of the program guidebook, as appropriate, by
22 reference.

23 NEW SECTION. **Sec. 4.** (1) The C-PACER financing for which
24 assessments are imposed through a program established under this
25 chapter may include:

26 (a) The cost of materials and labor necessary for installation or
27 modification of a qualified improvement;

28 (b) Permit fees;

29 (c) Inspection fees;

30 (d) Lender's fees;

31 (e) Program application and administrative fees;

32 (f) Project development and engineering fees;

33 (g) Third-party review fees, including verification review fees;

34 (h) Capitalized interest;

35 (i) Interest reserves;

36 (j) Escrow for prepaid property taxes and insurance; or

37 (k) Any other fees or costs that may be incurred by the property
38 owner incident to the installation, modification, or improvement on a
39 specific or pro rata basis.

1 (2) In order to administer a program established under section 3
2 of this act, a county may impose fees to offset costs related to
3 administering the program, including the costs of a third-party
4 administrator:

5 (a) The fees required by this subsection may be imposed as an
6 application fee paid by the property owner requesting to participate
7 in the program expressed as a set amount, a percentage of the
8 assessment amount, or in any other manner that reflects the just and
9 reasonable cost of administering the assessment to the county for its
10 administration of the program or any contracted program
11 administrator; and

12 (b) Program fees allowed in this subsection and included in the
13 total C-PACER financing must not exceed the actual costs of qualified
14 project approval and management incurred by the county or any
15 contracted program administrator.

16 NEW SECTION. **Sec. 5.** The governing body of a county may, in
17 accordance with chapter 39.34 RCW, contract with the governing body
18 of another county or taxing district, as that term is defined in RCW
19 84.04.120, or another entity, including a county treasurer, to
20 perform the duties of the county relating to the administration and
21 collection of the assessments imposed by the county under this
22 chapter. Enforcement of delinquent assessment or C-PACER financing
23 installment payments, including foreclosure, shall remain the
24 responsibility of the county itself, in accordance with section 13 of
25 this act.

26 NEW SECTION. **Sec. 6.** (1) Any combination of counties may agree
27 to jointly implement or administer a program under this chapter.

28 (2) If two or more counties implement a program jointly, a single
29 public hearing held jointly by the cooperating counties is sufficient
30 to satisfy the requirements of this chapter.

31 (3) One or more counties may contract with a third party,
32 including another county, to administer a program. Enforcement of
33 delinquent assessment or C-PACER financing installment payments,
34 including foreclosure, shall remain the responsibility of the county
35 itself, in accordance with section 13 of this act.

36 NEW SECTION. **Sec. 7.** (1) Subject to available appropriations,
37 the department of commerce shall establish a voluntary statewide C-

1 PACER program to administer the approval and municipal recordation of
2 qualified improvements.

3 (2) The governing body of a county may, in accordance with
4 chapter 39.34 RCW, contract with the department of commerce, or its
5 subcontractor, to implement and perform the duties of administering a
6 program under this chapter that may be available to counties
7 statewide. Enforcement of delinquent assessment or C-PACER financing
8 installment payments, including foreclosure, shall remain the
9 responsibility of the county itself, or may be assigned to the
10 capital provider as set forth in section 13(6) of this act.

11 (3) The department of commerce may contract with a third party,
12 including another county, to administer a program that is available
13 on a voluntary basis to counties statewide, provided that:

14 (a) The cost of contracted administration reflects the reasonable
15 actual costs incurred by that third party and any government entities
16 for which the third party collects program fees; and

17 (b) The contracted program administrator runs the statewide
18 program available to counties statewide efficiently and
19 transparently, including by:

20 (i) Making any services offered by the contracted program
21 administrator to property owners, such as estimating energy savings,
22 overseeing project development, or evaluating alternative equipment
23 installations, priced separately and open to purchase by the property
24 owner from qualified third-party providers;

25 (ii) Making any properties participating in the statewide program
26 available to receiving impartial terms from all interested and
27 qualifying third-party capital providers;

28 (iii) Disclosing to the public if the contracted program
29 administrator has a financial interest in any of the services
30 provided to property owners;

31 (iv) Allowing financial underwriting and evaluation to be
32 performed by capital providers; and

33 (v) Working in a collaborative working group process with capital
34 providers and other stakeholders to develop the program guidebook and
35 any other relevant documents or forms.

36 (4) The department of commerce must select any contracted program
37 administrator through a fair and open solicitation process that
38 considers the principles for administration provided under subsection
39 (3)(b) of this section.

1 (5) To the extent that funding is appropriated specifically for
2 the purposes of this section, the department of commerce shall
3 allocate appropriated funds to cover start-up costs associated with
4 the voluntary statewide program over the course of the first twenty-
5 four months following the designation of a contracted program
6 administrator, including but not limited to program promotion and
7 contractor education, a stakeholder collaboration process outlined in
8 subsection (3)(b)(v) of this section, and early program costs before
9 the contracted program administrator becomes self-sustaining.

10 (6) Subject to available appropriations, the department of
11 commerce may establish a loan loss reserve or credit enhancement
12 program to support financing of qualified projects issued under this
13 section, should the agency determine that such a credit enhancement
14 program is appropriate.

15 NEW SECTION. **Sec. 8.** (1) Before establishing a program under
16 this chapter, the governing body of a county, or the governing body's
17 designee, must prepare a program guidebook that includes, at minimum:

18 (a) A map showing the boundaries of the region designated in
19 accordance with section 3 of this act;

20 (b) A sample form bilateral or triparty contract or contracts, as
21 appropriate, between the county, the property owner, and the capital
22 provider specifying the terms of:

23 (i) An assessment under the program; and

24 (ii) The C-PACER financing provided by a capital provider;

25 (c) A statement identifying a county office, agency, or
26 authorized third party to enter into written contracts on behalf of
27 the county;

28 (d) A statement that the period of the assessment will not exceed
29 the useful life of the qualified project, or weighted average life if
30 more than one qualified improvement is included in the qualified
31 project, that is the basis for the assessment;

32 (e) A description of the application process and eligibility
33 requirements for participation in the program;

34 (f) A statement explaining the lender consent requirement
35 provided in section 9 of this act;

36 (g) A statement explaining the review requirement provided by
37 section 10 of this act;

38 (h) A description of marketing and participant education services
39 to be provided for the program; and

1 (i) The procedures for collecting the proposed assessment,
2 including whether the county assigns collection and enforcement to a
3 capital provider, as provided in sections 7(2) and 13(6) of this act.

4 (2) The relevant program administrator must make the program
5 guidebook available for public inspection:

6 (a) On the county's web site; or

7 (b) On the web site of the county's designated program
8 administrator.

9 NEW SECTION. **Sec. 9.** (1) Before a county may enter into a
10 written contract with a record owner of any eligible property to
11 impose an assessment to repay the C-PACER financing of a qualified
12 project under this chapter, the county, or its program administrator,
13 must receive written consent from any holder of a lien, mortgage, or
14 security interest in the real property that the property may
15 participate in the program.

16 (2) Before a county may enter into a written contract with a
17 record owner of any multifamily residential real property with five
18 or more dwelling units to impose an assessment to repay the C-PACER
19 financing of a qualified project under this chapter, the county, or
20 its program administrator, must also receive written consent from any
21 and all holders of affordable housing covenants, restrictions, or
22 regulatory agreements in the real property that the property may
23 participate in the program.

24 NEW SECTION. **Sec. 10.** (1) A program established under this
25 chapter must require for each proposed qualified project the
26 following documentation as well as any documentation further
27 specified in the program guidebook:

28 (a) For an existing building: (i) Where energy or water usage
29 improvements are proposed, certification by a licensed professional
30 engineer, or other professional listed in the program guidebook,
31 stating that the proposed qualified improvements will either result
32 in more efficient use or conservation of energy or water, result in
33 the reduction of greenhouse gas emissions, or result in the addition
34 of renewable sources of energy or water, or (ii) where resilience
35 improvements are proposed, certification by a licensed professional
36 engineer stating that the qualified improvements will result in
37 improved resilience.

1 (b) For new construction, certification by a licensed
2 professional engineer stating that the proposed qualified
3 improvements will enable the project to exceed the energy efficiency
4 or water efficiency or renewable energy or renewable water or
5 resilience requirements of the current building code.

6 (2) After a qualified project is completed, the county must
7 require written verification from one or more qualified independent
8 third parties, as defined in the program guidebook, stating that the
9 qualified project was properly completed and is operating as intended
10 in the documentation provided under subsection (1) of this section.

11 NEW SECTION. **Sec. 11.** The proposed C-PACER financing for a
12 qualified project may authorize the property owner to:

13 (1) Purchase directly the related equipment and materials for the
14 installation or modification of a qualified improvement; and

15 (2) Contract directly, including through lease, power purchase
16 agreement, or other service contract, for the installation or
17 modification of a qualified improvement.

18 NEW SECTION. **Sec. 12.** (1) A county that authorizes financing
19 through assessments under this chapter must record written notice of
20 each assessment in the real property records of the county in which
21 the property is located.

22 (2) The recording under subsection (1) of this section must
23 contain:

24 (a) The assessment amount;

25 (b) The legal description of the eligible property;

26 (c) The name of each property owner; and

27 (d) A reference to the assessment provided under this chapter.

28 NEW SECTION. **Sec. 13.** (1) The assessment amount under this
29 chapter plus any interest, penalties, and charges accrued or accruing
30 on the assessment:

31 (a) Shall take precedence over all other liens or encumbrances
32 except a lien for ad valorem taxes imposed by a local government on
33 real property, which lien for taxes shall have priority over such
34 benefit assessment lien, provided existing mortgage holder(s), if
35 any, has provided written consent described in section 9 of this act;
36 and

1 (b) Is a first and prior lien, second only to a lien for ad
2 valorem taxes imposed by a local government against the real property
3 on which the assessment is imposed, from the date on which the notice
4 of contractual agreement is recorded until the assessment, interest,
5 penalty, and charges accrued or accruing are paid.

6 (2) The C-PACER lien runs with the land, and that portion of the
7 assessment that has not yet become due is not accelerated or
8 eliminated by foreclosure of a property tax lien.

9 (3) The assessment shall be enforced by the county in the same
10 manner that the collection of delinquent real property taxes is
11 enforced by the county under chapter 84.64 RCW.

12 (4) Delinquent installments due on an assessment incur interest
13 and penalties in the same manner as delinquent property taxes.

14 (5) A county may recover costs and expenses, including attorneys'
15 fees, in a suit to collect a delinquent installment of an assessment
16 in the same manner as in a suit to collect a delinquent property tax.

17 (6) Alternatively, any time after the assessment is recorded, any
18 participating county may assign to the capital provider any and all
19 C-PACER liens filed by the tax authority, as provided in the written
20 agreement between the participating county and the capital provider.
21 The capital provider may sell or assign, for consideration, any and
22 all liens received from the participating county. The capital
23 provider or their assignee shall have and possess the same powers and
24 rights at law or in equity as the participating county and its tax
25 authority would have had if the lien had not been assigned with
26 regard to the precedence and priority of such lien, the accrual of
27 interest and the fees and expenses of collection. The capital
28 provider or their assignee shall have the same rights to enforce such
29 liens as any private party holding a lien on real property,
30 including, but not limited to, foreclosure and a suit on the debt.
31 Interest and penalties shall accrue on delinquent installments in the
32 same manner as property taxes. Costs and reasonable attorneys' fees
33 may be collected by the assignee at any time after demand for payment
34 has been made by the assignee.

35 (7) After the notice of an assessment is recorded as provided in
36 section 12 of this act, the C-PACER lien may not be contested on the
37 basis that the improvement is not a qualified improvement or that the
38 project is not a qualified project.

1 NEW SECTION. **Sec. 14.** A county that establishes a region under
2 this chapter may not:

3 (1) Make the issuance of a permit, license, or other
4 authorization from the county to a person who owns property in the
5 region contingent on the person entering into a written contract to
6 repay the financing of a qualified project through assessments under
7 this chapter; or

8 (2) Otherwise compel a person who owns property in the region to
9 enter into a written contract to repay the financing of a qualified
10 project through assessments under this chapter.

11 NEW SECTION. **Sec. 15.** The members of the governing body of a
12 county, employees of a county, and board members, executives,
13 employees, and contractors of a third party who enter into a contract
14 with a county to provide administrative services for a program under
15 this chapter are not personally liable as a result of exercising any
16 rights or responsibilities granted under this chapter.

17 NEW SECTION. **Sec. 16.** No section under this chapter shall be
18 interpreted to require a county to enforce any privately financed
19 debt, apart from the assessment amount which is authorized through a
20 program created under this chapter.

21 NEW SECTION. **Sec. 17.** Sections 1 through 16 of this act
22 constitute a new chapter in Title 35 RCW.

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