



VOTE SOLAR



SUPPORT

SB 242 (Skinner) – Property Assessed Clean Energy (PACE)

We strongly support SB 242 (Skinner), which enacts strong consumer protections for California’s Property Assessed Clean Energy (PACE) program. SB 242 builds on the courageous work the Legislature undertook this year to extend California’s commitment to a de-carbonized future, and further establish us as global leaders on addressing climate change. The mandate must be accompanied by the right tools.

Property Assessed Clean Energy (PACE) is one of the very vital, and voluntary, tools we as a state offer. Forty-percent of U.S. carbon emissions come from buildings. PACE allows property owners to make energy efficient, renewable energy, or water conservation home improvements, and pay for them over time through a line item on their property taxes. And after almost six years of information on how this tool works in the marketplace, SB 242 (Skinner) builds on last year’s strong PACE disclosures measure authored by Assemblymember Dababneh, and advances broad new consumer protections for PACE.

SB 242 is the result of almost a year’s worth of multi-party stakeholder negotiations led by Senator Skinner and supported by California consumer advocates and PACE supporters to find consensus around comprehensive protections for California property owners using PACE financing. These discussions have led to a consensus bill that includes a number of commonsense measures including:

(1) a recorded, live, **confirmation of terms call** between the PACE provider and property owners, which builds on the written disclosures modeled after the federal Know-Before-You-Owe mortgage disclosure already required by California law;

(2) an **extended “right to cancel”** the PACE assessment contract for the property owners that is linked to the property owner’s separate property improvement contract;

(3) new **reporting requirements** between the PACE provider and local governments.

We applaud Senator Skinner, Chairwoman Aguiar-Curry and Chairmen Dababneh for their work to ensure the PACE program can continue to achieve critical energy and water conservation savings while ensuring the highest level of consumer protections. **To that end, we encourage the Legislature and all PACE stakeholders to continue to work together to advance requirements for enhanced underwriting criteria, including income, and additional PACE administrator requirements and liability.**

PACE is a successful and innovative California public policy, enabling more than 150,000 Californians to make home improvements that make their homes more energy- or water-efficient, and more than 440 local governments to create local clean energy jobs and reduce energy and water demand and reduce carbon emissions.

We believe the climate legacy of California is crucially supported by SB 242 and we ask that it be passed by the Legislature and signed into law by the Governor. These are solutions that will allow this great voluntary public policy to more securely serve California property owners and are well understood by consumer advocates, government partners, and the PACE industry. It’s time to bring them to the marketplace and ensure tens of thousands more property owners receive an even better PACE option in January 2018.

Thank you for your consideration and your service.

Sincerely,

Natural Resources Defense Council
Sierra Club California
Environmental Defense Fund
California League of Conservation Voters
Vote Solar
CALSEIA
California Energy Storage Alliance

Climate Action Campaign
Center for Sustainable Energy
Cleantech San Diego
Brightline Defense
Build it Green
Energy Demand Management Council