

Private Alternative Energy Systems: Zoning, Regulatory and Finance Issues

Panel Presentation March 3, 2012





Centennial Colorado location employs ground heat exchange pump technology to provide heating and cooling and a 60,000 square foot solar energy system producing 740,000 kW annually.



FEDERAL INCENTIVES

- Business Energy Investment Tax Credit (ITC)
- Renewable Electricity Production Tax Credit (PTC)
- Modified Accelerated Cost Recovery System (MACRS) plus Bonus Depreciation
- Energy Efficient Commercial Buildings Tax Deduction
- Residential Energy Conservation Subsidy Exclusion (Corporate)
- Energy Efficient Mortgages
- Residential Energy Conservation Subsidy Exclusion (Personal)

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COLORADO INCENTIVES



- Property Tax Exemption for Residential Renewable Energy Equipment
- Renewable Energy Property Tax Assessment
- Local and Utility Grant, Rebate, Loan, Programs

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COLORADO LOAN PROGRAMS

- Direct Lending Revolving Loan Program
- Green Colorado Credit Reserve
- PACE Financing



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APPRAISAL ISSUES

• Many traditional lenders misunderstand the value proposition of energy efficiency and renewable energy. Appraisals, particularly residential appraisals, do not take energy savings into account.



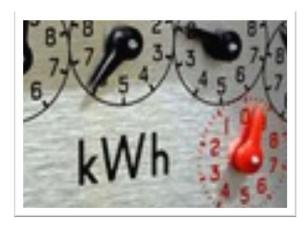
SENSIBLE ACCOUNTING TO VALUE ENERGY (SAVE) ACT

 Bipartisan bill introduced October 19, 2011 co-sponsored by Sen. Michael Bennet



NET METERING

Limited to 120% of IOU customer's average annual consumption; 25kW non-residential and 10 kW residential municipality and co-op customer





COMMUNITY SOLAR GARDENS - HOUSE BILL 2010-1324



Colorado Springs Community Solar Garden broke ground November, 2011