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C-PACE Quick Reference for Energy Auditors

The mechanism, the chain, and where your report sits in it

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C-PACE is the financing mechanism your audit feeds. This page is the short version — what it is, why the structure matters to your work, and where your report sits in the chain.

The mechanism in one paragraph

Commercial Property Assessed Clean Energy lets the cost of qualifying improvements to a commercial building be repaid through a voluntary special assessment placed on the property itself. It is not a loan to the owner. The obligation attaches to the parcel, is recorded against it, and is repaid on a fixed schedule alongside property taxes. Because the obligation runs with the property rather than the borrower, it can be written for a long term — and long terms are what make capital-intensive measures pencil.

> **WHY THE STRUCTURE CHANGES YOUR RECOMMENDATIONS**
> A five-year equipment loan forces every measure to justify itself on a five-year payback. A twenty-year assessment does not. Envelope work, full mechanical replacement, and controls integration — the measures you routinely flag and routinely watch get deferred — are exactly the measures this term structure supports. Screen your findings against the financing that is actually available, not against a cash-purchase assumption the owner never stated.

Where your audit sits

For most C-PACE projects, an energy analysis establishing that projected savings support the proposed scope is a required input, not an optional add-on. That analysis is your audit. The document you produce is the source document a capital provider underwrites.

STEP	OWNER OF THE STEP	WHAT IT DEPENDS ON
1	Energy auditor	Baseline, measure identification, savings analysis, cost basis. Your report.
2	Property owner	Decision to proceed on a prioritized scope drawn from your report.
3	Contractor	Firm pricing and scope of work built on the measures you identified.
4	Capital provider	Underwriting — which tests your baseline, your methodology, and your cost basis.
5	MCED	Assessment contract, recording, and billing arrangement.

Read the dependency chain in reverse. Nothing downstream is stronger than the baseline it rests on. If your baseline is soft, the savings built on it are soft, and the whole project gets discounted or declined. If your baseline is defensible, the project moves.

Key figures

Statutory authority	§67.2800 RSMo et seq.
Assessment authority	Missouri Clean Energy District (MCED), administered by Missouri Green Banc
Coverage	300+ member communities — approximately 62% of Missouri's population (unduplicated)
Maximum term	20 years, further limited by the weighted average useful life of the financed improvements
Obligation type	Voluntary special assessment on the property; transfers with ownership
Rate	Fixed for the term
Matching platform	National PACE Capital Access (NPCA)

What this course will make you able to do

1. Explain where your audit sits in the Missouri C-PACE process.
2. Write findings that survive a capital provider's underwriting.
3. Map what you find to what actually qualifies for financing.
4. Hand an owner a path forward instead of a list of problems.

Terms you will see downstream

Assessment	The recorded obligation on the parcel. Not a loan; not personal to the owner.
Capital provider	The party funding the project and underwriting your report.
District	MCED — the statutory authority that levies and administers the assessment.
Economic benefit	The statutory standard the improvements must satisfy.
SIR	Savings-to-investment ratio. Lifetime savings divided by total installed cost. A working underwriting benchmark, not a statutory test.
Useful life	Expected service life of a measure. Constrains the term.
Senior lender consent	Written acknowledgment from an existing mortgage holder, generally required before closing.

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