MGB ACADEMY · JOB AID

Missouri C-PACE Statutory & Program Reference Card

§67.2800 RSMo, MCED, eligibility thresholds, and the limits of your determination

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Your report is read by people who will check it against the statute and against program guidelines. This card gives you the framework it will be checked against, and marks clearly which requirements are statutory and which are working standards.

The statute

C-PACE in Missouri is authorized under §67.2800 RSMo et seq. In substance, the statute permits a property owner to voluntarily finance qualifying improvements to commercial property through a special assessment levied by a clean energy development district, repaid over a term tied to the useful life of the improvements, with the obligation running with the property.

STATUTORY ELEMENT	WHAT IT MEANS FOR YOUR ANALYSIS
Voluntary participation	The owner elects in. Your report supports a decision; it does not trigger an obligation.
Qualifying improvements	The statute establishes energy efficiency and renewable energy improvements as the eligible categories. Measures outside those definitions do not finance, however sound the engineering.
Economic benefit	The improvements must produce economic benefit. This is the statutory standard your analysis must support.
Term tied to useful life	The assessment term may not exceed the weighted average useful life of the financed improvements, subject to the 20-year ceiling.
Assessment on the property	The obligation is recorded against the parcel and transfers on sale. Underwriting therefore looks at the property and its cash flow, which is why your savings figures matter to a third party.

REQUIREMENT, STANDARD, OR PRACTICE — KNOW WHICH YOU ARE CITING

Economic benefit is the statutory standard. A savings-to-investment ratio of 1.0 or greater is the working underwriting benchmark used across the market and by MGB; it is industry best practice, not a statutory requirement. Do not write, and do not tell an owner, that the statute requires an SIR. State the benchmark accurately: projects are generally expected to demonstrate SIR at or above 1.0, and projects below it require a documented rationale.

The district

In most of Missouri, the assessment authority is the Missouri Clean Energy District. MCED serves more than three hundred member communities — roughly sixty-two percent of the state's population, unduplicated. Missouri Green Banc administers the district. MCED is a statutory authority, not a program of MGB.

Threshold checks before you scope the engagement

Four questions determine whether your audit can lead anywhere. Ask them in the first conversation, not in the exit interview.

Is the property in a member jurisdiction?	C-PACE is available only where the district has been adopted. Confirm the jurisdiction before you begin. If it is not a member, the owner has a separate path — municipal adoption — and MGB can assist.
Is it eligible property?	Commercial, industrial, multifamily above the applicable unit threshold, agricultural, and nonprofit-owned property are generally within scope. Owner-occupied residential is not.
Is there existing mortgage debt?	Almost always. Written senior lender consent is generally required before closing. Flag it early; it is the most common cause of late-stage delay.
Is the owner current on taxes and assessments?	Delinquency and recent bankruptcy are standard disqualifiers. Not your determination to make, but worth surfacing before you invest field time.

What you determine, and what you do not

YOURS TO DETERMINE	NOT YOURS TO DETERMINE
Baseline consumption and how it was normalized	Whether the project is approved
Which measures are technically viable in this building	Final eligibility of a measure under program guidelines
Projected savings, the method, and its uncertainty	The financing rate, term, or structure offered
Order-of-magnitude cost basis and its source	Firm construction pricing
Indicative useful life per measure	The assessment amount or lien position
Whether your own numbers support the scope you recommend	Whether the owner should proceed

The distinction is protective. Every line in the right-hand column belongs to someone else in the chain. An auditor who ventures into it inherits liability for it and gives up the independence that made the audit persuasive in the first place.

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Markets set in motion. It all starts with collaboration.