

PACE Broward

Frequently Asked Questions

The following is a list of questions received from Broward property owners followed by explanations supplied from the Broward County Energy & Sustainability Program staff. These questions are answered to the best of our knowledge. However, Broward County does not operate the PACE program, the program is administered by the PACE Providers.

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1. What are the pros and cons of PACE?

The pros and cons really depend on each individual project, and the property owner's financial situation. There may be other types of financing available and Broward County does not guarantee that the PACE program is the best financing option. You might want to discuss with your financial adviser.

Here are a couple general advantages and disadvantages to consider in order to make the best financial decision for yourself and your property:

- PACE allows a property owner to finance improvements without a large up-front cash payment.
- PACE can help incentivize investing in energy improvements, since many property owners are hesitant to make property improvements if they think they may not stay in the property long enough for the resulting savings to cover the upfront costs.
- The energy and insurance savings should be greater than the PACE assessment over time. Before you sign an agreement, make sure you understand what projects would have the greatest energy and insurance savings. That means you may want to call your property insurance company to ask about rebates for particular home improvement items. It could also mean completing a home energy survey or home energy audit. The Department of Energy's [Energy Saver webpage](#) is a national resource to learn more about energy saving products and services.
- PACE spreads repayment over many years, typically 15-20 years.
- Qualified improvements typical of PACE generally increase the value of the property.
- PACE assessment is tied to the property not on the individual. Under Florida law, property taxes stay with the property when it is sold and the same is true of an assessment. Therefore, if you sell the property the new homeowner would then take over the balance of the assessment.
- However, the seller's lender or the buyer's lender (Mortgage Company) may require pay off of the remaining outstanding balance of the assessment before the property can be refinanced or sold. This is particularly true of Freddie Mac and Fannie Mae mortgages.
- Failure to pay the PACE assessment is treated the same as nonpayment of taxes.

2. Which cities do NOT participate in the Broward program?

For various reasons, some municipalities have chosen to opt out of participating in the countywide PACE Broward program, for example some cities may already have had existing PACE programs. Check with the city contacts listed below for information on your city's PACE program.

The following cities have chosen to opt out of the Broward program:

- **Fort Lauderdale**, 954-828-6138
- **Margate**, 954-972-0828
- **Miramar**, 954-602-3270
- **Pembroke Pines**, 954-392-2100

3. Who are PACE Providers in Broward?

There are currently fourteen PACE Providers authorized to operate in the PACE Broward participating cities:

1. [Alliance NRG](#), administering a Residential PACE Program
2. [Berkadia](#), administering a Commercial PACE Program
3. [Cleanfund](#), administering a Commercial PACE Program
4. [CounterPointe Energy Solutions](#), administering a Commercial PACE Program
5. [Dividend Finance](#), administering a Commercial PACE Program
6. [Greenworks Lending](#), administering a Commercial PACE Program
7. [Lever Energy Capital](#), administering a Commercial PACE Program
8. [PACE Funding Group, LLC](#), administering a Residential PACE Program
9. [Rahill](#), administering a Commercial PACE Program
10. [Renew Financial](#), administering a Commercial and Residential PACE Program
11. [Renovate America](#), administering a Residential PACE Program
12. [Structured Finance Associates](#), administering a Commercial PACE Program
13. [Twain Financial](#), administering a Commercial PACE Program
14. [Ygrene](#), administering a Commercial and Residential PACE Program

The PACE Providers are private companies that operate programs to provide funding from a private funding source. Two of the PACE Providers finance residential and commercial property projects. Three of the PACE Providers finance residential property projects exclusively, and nine of the PACE Providers finance commercial property project exclusively.

4. How is PACE different from other financing options?

PACE is a special assessment, commonly referred to as a PACE assessment, for an improvement tied to the property. Should a transfer of property ownership occur, the PACE assessment obligation stays with the property, not the property owner. This means the new owner will be responsible for paying the remaining PACE balance over time.

Important considerations include:

- Failure to pay the full tax bill including the PACE assessment could trigger foreclosure and property loss even if the property owner is current on other mortgage lien(s).
- The PACE assessment is the priority lien, and the lien position may impact options to sell or refinance. Some mortgage lenders (particularly Freddie Mac and Fannie Mae) may be unwilling or unable to modify or refinance a property subject to a PACE assessment due to the type and position of the assessment requiring payment in full prior to refinancing or sale of property.

5. What is the interest rate for PACE financing?

Currently, PACE financing has an average range of 5-7% interest rate with additional associated fees. Typically, the cost of the project is repaid over a period of 15 to 20 years as an annual payment on the property tax bill. However, other payment lengths are available. Interest rates and fees for the project are set by the PACE Provider at the time that Financing Document/Agreement are finalized with the property owner.

Property owners can visit the individual PACE Provider's websites or call the PACE Providers for more information.

6. What improvements qualify for PACE financing?

PACE Qualifying Improvements shall mean those improvements to real property provided for in [Section 163.08\(2\)\(b\), Florida Statutes](#), including, but not limited to, energy conservation and efficiency, renewable energy, and wind resistance improvements. To qualify, projects must be permanent improvements, for example new roofs, air conditioning units, impact windows, and solar panels. For questions regarding specific qualifying improvements, contact the individual PACE Providers.

To ensure the greatest energy and insurance savings for your project, before you sign an agreement, make sure you understand what projects would have the greatest energy and insurance savings. That means you may want to call your property insurance company to ask about rebates for particular home improvement

items. It could also mean completing a home energy survey or home energy audit. The Department of Energy's [Energy Saver webpage](#) is a resource to learn more about energy saving products and services.

When you are requesting project bids from contractors, ask them to provide energy savings estimates for the products/materials. Look for ENERGY STAR® labeled products/materials.

7. Is there a time limit or a funding limit on the amount of financing available?

There is no short-term deadline in which to apply. The amount of funding available is significant. There are multiple PACE Providers and Approved Contractors from which to choose for a project. You should not feel rushed to enter into a financial agreement by any provider or contractor.

Be a diligent, smart consumer and take the time to research the program and any financing options available to you. Seek more than one project quote requesting written estimates that include a detailed scope of work with itemized cost estimates (e.g. materials, labor, permits, taxes, fees). Read the program guidelines and/or handbook for each PACE Provider and review their list of approved contractors.

There are potential individual limits for the amount of financing available to your property due to the Broward PACE Consumer Protections Provisions. PACE Providers must ensure **at least one** of the following for each assessment:

- Insurance and/or energy cost savings are greater than or equal to the annual assessment
- Mortgage lender consent, or approval to escrow assessment
- Annual assessment shall not exceed 4% gross annual income, with annual property taxes/assessments not to exceed 5% Fair Market Value (FMV).

8. Does a condominium qualify for PACE?

In general, condominiums are eligible. Due to the complexities associated with condominium ownership, assessment payments, rules of the condominium associations, and physical unit design, it is best to contact the PACE Providers directly to research eligibility and process.

For properties subject to HOA restrictions, it is the responsibility of the Property Owner to obtain authorization that the requested Eligible Products meet all the HOA requirements, as applicable.

For specific project eligibility, contact the individual PACE Providers.

9. How do I become a PACE Provider or a PACE Contractor for PACE Broward?

Additional PACE Providers interested in offering Qualifying Improvements within Broward County must meet the PACE Provider Standards and negotiate agreements with the County. Interested providers should email for a blank Provider matrix resilience@broward.org, and then should send a letter of interest with a completed matrix to jjurado@broward.org.

Contractors must register and be approved by each or either of the PACE Providers to offer financing to Broward property owners. Contractors can visit the individual PACE Provider's websites or call the PACE Providers for more information.

10. Do I have to pay the remaining PACE assessment in full if I sell my home/property?

PACE is designed to allow the repayment to stay with the property, however accelerated repayment could be a condition of title transfer, at the discretion of the seller, buyer, and/or lender. When a property owner sells or refinances their property, state statute authorizes the assessment to stay with the property; however, the seller's lender or the buyer's lender (Mortgage Company) may require the seller to pay off the remaining outstanding balance of the assessment before the property owner refinances or sells the property. Property owners should consult with their lenders at the time of refinance or sale of the property to determine whether the program assessment will need to be paid in full. In addition, by [law](#), property owners must provide written notice of the assessment to the buyer prior to sale of the property.

The [disclosure](#) shall state "QUALIFYING IMPROVEMENTS FOR ENERGY EFFICIENCY, RENEWABLE ENERGY, OR WIND RESISTANCE.— The property being purchased is located within the jurisdiction of a local government that has placed an assessment on the property pursuant to s. 163.08, Florida Statutes. The assessment is for a qualifying improvement to the property relating to energy efficiency, renewable energy, or wind resistance, and is not based on the value of property. You are encouraged to contact the county property appraiser's office to learn more about this and other assessments that may be provided by law."

11. What happens if PACE assessment is not paid?

Under Florida Law, a PACE assessment (treated like a lien) is recorded on the property to secure the financing and will have a higher priority than most other liens on or rights in your Property, including any mortgage.

It is the responsibility of each taxpayer to know when taxes are due, and to pay them before they become delinquent. Failure to receive a tax bill does not relieve a taxpayer of the responsibility for payment, nor is it cause for cancellation of penalties and/or charges if the bill becomes delinquent. Taxes on real property (ad valorem and non-ad valorem) are collected on an annual basis. The Broward County Property Appraiser (not an agency of the Broward County Board of County Commissioners) establishes the value of property and exemptions. Read more information about [Broward County process for delinquent property taxes](#).

12. How will the PACE assessment impact my escrow account?

A PACE assessment can have significant escrow implications, such as first-year total annual escrow payments increasing by up to twice the annual tax increase. Contact your lender to understand how much your mortgage payments will be impacted before signing a PACE agreement.

13. My PACE assessment on my tax bill is incorrect?

You should check your property tax bill as soon as you receive it (typically at the beginning of November). If you believe there is a PACE assessment error or you paid off your PACE assessment in full but it is still showing on your tax bill, contact your PACE Provider:

How Assessment Appears on your Tax Bill/Lien Documents (PACE District)	PACE Provider (Residential and/or Commercial Property Projects)
FL Green Finance Authority	Renew Financial , 877-737-4922 (Res. and Com.)
FL PACE Funding	Alliance NRG , 855-509-9922 (Res.) CounterPointe Energy Solutions , 855-431-4400 (Com.)
Florida Renewable Energy District	Renovate America , 877-747-4889 (Res.) PACE Funding Group , 844-873-7223 (Res.) CLEANFUND , 833-223-7223 (Com.) Dividend Finance , 415-805-7000 (Com.)

	Greenworks Lending , 917-968-0948 (Com.) Twain Financial , 314-300-4196 (Com.) Berkadia , 646-600-7800 (Com.) Lever Energy Capital , 303-390-1655 (Com.) Rahill , 314-325-4631 (Com.) Structured Finance Associates , 626-576-1167 (Com.)
Green Corridor PACE	Ygrene , 855-965-7283 (Res. and Com.)

13. Can I payoff my PACE assessment early?

Yes, you can pay off the PACE assessment in full through a prepayment to your PACE Provider (the private agency that provides the financing for the project). In some cases, a mortgage company may require full pay off prior to selling or refinancing the property. There are no prepayment premiums for newly originated residential PACE assessments. There may be a minimum payment amount with early payoff. Please refer to your financing agreement to see if a minimum payment amount applies.

Contact your PACE Provider directly to discuss prepayment options and recommendations for best timing of prepayment:

14. What are Broward County’s PACE consumer protections?

PACE Providers must ensure:

- Annual assessment shall not exceed 4% gross annual income, with annual property taxes/assessments not to exceed 5% fair market value, based on attestation;
- 10% equity in property; and that
- Contractor pricing is within market norms.

15. How much does the County Tax Department charge?

Every year the PACE Providers sends the County Tax Department a listing off all the PACE properties and associated assessments for that year. In 2018, the County

charged the PACE Providers .11% of those assessment collections to add them to the County tax role. The County Tax Dept. can increase that percentage up to 2%.

16. What if I have a problem with my contractor?

First, ensure that your contractor is a PACE authorized contractor. Your PACE Provider will provide you with a list of their authorized contractors. Broward County's PACE Providers are obligated to property train their PACE contractors. If you do have a problem with your PACE authorized contractor:

- Contact your PACE Provider;
- File a written complaint with Broward County's Environmental and Consumer Protection Division: https://broward.org/Consumer/Forms/Documents/General_Consumer_Complaint.pdf

17. How can I check if a property has a PACE lien?

There are two public records search sites where PACE information can be researched, either through the tax roll or by searching for recorded liens:

- **Public Records search site (Tax Roll):** https://broward.county-taxes.com/public/reports/real_estate
- **Public Records search site (Liens):** <https://officialrecords.broward.org/AcclaimWeb>

PACE Providers fully administer the program contracted by a PACE District (that has its own tax levying authority per state law). The PACE Provider submits to the tax roll and records the lien for their corresponding PACE District:

18. Can the PACE lien be removed and replaced in order to allow refinancing?

No, the PACE lien must be paid in full before removal and new underwriting would be required to place a new PACE lien. Please contact the PACE provider for specific information.

Don't see your question, send us an email resilience@broward.org or give us a call 954-519-1270.