PACE Broward

Frequently Asked Questions

The following is a list of questions received from Broward property owners followed by explanations supplied from Broward County Natural Resources Division 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.

Click a question below to link to the provided answer:

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 fifteen PACE Providers authorized to operate in the PACE Broward participating cities:

1. **Berkadia**
2. **Cleanfund**
3. **CounterPointe Energy Solutions**
4. **Dividend Finance**
5. **FortiFi Financial,** administering a Residential PACE Program
6. **Greenworks Lending**
7. **Lever Energy Capital**
8. **Home Run Financing,** administering a Residential PACE Program
9. **Rahill**
10. **Renew Financial**, administering a Residential PACE Program
11. **Structured Finance Associates**
13. **Ygrene**, administering a Commercial and Residential PACE Program
14. **Petros**
15. **FRED**

The PACE Providers are private companies that operate programs to provide funding from a private funding source.

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 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?

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 the **Section 20-176 Broward County PACE Act**, 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. 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.

8. 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 resilience@broward.org for more information.

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.

9. 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."

10. 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.

11. 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.

12. Can I pay off 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:

13. 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.

14. 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:

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