



General Assembly

February Session, 2014

Raised Bill No. 358

LCO No. 1948



Referred to Committee on ENERGY AND TECHNOLOGY

Introduced by:
(ET)

***AN ACT CONCERNING THE COMMERCIAL PROPERTY ASSESSED
CLEAN ENERGY PROGRAM.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (a) of section 16a-40g of the 2014 supplement
2 to the general statutes is repealed and the following is substituted in
3 lieu thereof (*Effective from passage*):

4 (a) As used in this section:

5 (1) "Energy improvements" means (A) participation in a district
6 heating and cooling system by qualifying commercial real property,
7 (B) participation in a microgrid, as defined in section 16-243y,
8 including any related infrastructure for such microgrid, by qualifying
9 commercial real property, provided such microgrid and any related
10 infrastructure incorporate clean energy, as defined in section 16-245n,
11 (C) any renovation or retrofitting of qualifying commercial real
12 property to reduce energy consumption, [(C)] (D) installation of a
13 renewable energy system to service qualifying commercial real
14 property, or [(D)] (E) installation of a solar thermal or geothermal
15 system to service qualifying commercial real property, provided such

16 renovation, retrofit or installation described in subparagraph [(B),] (C),
17 [or] (D) or (E) of this subdivision is permanently fixed to such
18 qualifying commercial real property;

19 (2) "District heating and cooling system" means a local system
20 consisting of a pipeline or network providing hot water, chilled water
21 or steam from one or more sources to multiple buildings;

22 (3) "Qualifying commercial real property" means any commercial or
23 industrial property, regardless of ownership, that meets the
24 qualifications established for the commercial sustainable energy
25 program;

26 (4) "Commercial or industrial property" means any real property
27 other than a residential dwelling containing less than five dwelling
28 units;

29 (5) "Benefited property owner" means an owner of qualifying
30 commercial real property who desires to install energy improvements
31 and provides free and willing consent to the benefit assessment against
32 the qualifying commercial real property;

33 (6) "Commercial sustainable energy program" means a program that
34 facilitates energy improvements and utilizes the benefit assessments
35 authorized by this section as security for the financing of the energy
36 improvements;

37 (7) "Municipality" means a municipality, as defined in section 7-369;

38 (8) "Benefit assessment" means the assessment authorized by this
39 section;

40 (9) "Participating municipality" means a municipality that has
41 entered into a written agreement, as approved by its legislative body,
42 with the authority pursuant to which the municipality has agreed to
43 assess, collect, remit and assign, benefit assessments to the authority in
44 return for energy improvements for benefited property owners within

45 such municipality and costs reasonably incurred in performing such
46 duties; and

47 (10) "Authority" means the Clean Energy Finance and Investment
48 Authority.

49 Sec. 2. (Effective from passage) Not later than January 1, 2015, the
50 Clean Energy Finance and Investment Authority shall submit a report,
51 in accordance with the provisions of section 11-4a of the general
52 statutes, to the joint standing committee of the General Assembly
53 having cognizance of matters relating to energy. Such report shall
54 assess the potential success and need for a residential property
55 assessed clean energy program, including, but not limited to, an
56 evaluation of (1) potential consistency between such a program and
57 the commercial property assessed clean energy program, as described
58 in section 16a-40g of the general statutes, as amended by this act, and
59 similar programs on the national level, (2) the legal framework for a
60 residential property assessed clean energy program, and (3) the need
61 for such a program, in light of similar current or developing programs
62 at the state or federal level.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	16a-40g(a)
Sec. 2	<i>from passage</i>	New section

Statement of Purpose:

To (1) amend the definition of energy improvements to include the participation in a microgrid, including any related infrastructure, by qualifying commercial real property, and (2) require the Clean Energy Finance and Investment Authority to study the need for a residential property assessed clean energy program.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]