

Submitted by the County Executive and Introduced by Presiding Officer Norma L. Gonsalves, Deputy Presiding Officer Richard Nicoletto, Alt. Deputy Presiding Officer Howard Kopel, Legislators Denise Ford, C. William Gaylor, III, Vincent Muscarella, James Kennedy, Laura Schaefer, Dennis Dunne, Sr., Rose-Marie Walker, Donald MacKenzie, and Steven Rhoads

LOCAL LAW NO. 6-2016

A LOCAL LAW TO ADD TITLE 83 TO THE MISCELLANEOUS LAWS OF NASSAU COUNTY IN RELATION TO A SUSTAINABLE ENERGY LOAN PROGRAM.

Passed by the Nassau County Legislature on August 1, 2016. Voting: ayes: 18, nays: 0, abstaines: 0

Became a law on August 4, 2016 with the approval of the County Executive.

APPROVED AS TO FORM
Richard V. Mendel

Deputy County Attorney

WHEREAS, the County Legislature of the County of Nassau has determined that it is an important public purpose for the County to promote certain energy efficiency and renewable energy goals and to fulfill this important public purpose by enabling qualified property owners access to funding for energy efficiency and renewable energy systems improvements; and

WHEREAS, pursuant to Article 5-L of the General Municipal Law of the State of New York, the County Legislature of the County of Nassau is authorized to implement a sustainable energy loan program which will achieve this important public purpose; now, therefore,

BE IT ENACTED by the County Legislature of the County of Nassau as follows:

Section 1. Title 83 is hereby added to the Miscellaneous Laws of Nassau County:

Title 83

SUSTAINABLE ENERGY LOAN PROGRAM

Section 1. Definitions

2. Establishment of an Energize NY Benefit Financing Program
3. Application Procedure
4. Application Criteria
5. Opt-in, Energize Finance Agreement
6. Energy Audit, Renewable Energy System Feasibility Study
7. Terms and Conditions for Loan Repayment
8. Verification and Reporting

Section 1. **Definitions.** The following terms shall in this Title have the meanings indicated:

“Authority” shall mean the New York State Energy Research and Development Authority (“NYSERDA”), as defined by subdivision two of Section eighteen hundred fifty-one of the Public Authorities Law, or its successor.

“EIC” shall mean the Energy Improvement Corporation, a local development corporation, duly organized under Section fourteen hundred eleven of the New York Not-For-Profit Corporation Law, authorized hereby on behalf of the County to implement the Energize NY Benefit Financing Program by providing Qualified Property Owners (as defined in this law) and providing for repayment of such funds from monies collected by the County tax collector as a charge to be levied on the real property and collected in the same manner and same form as the County property taxes.

“Energy Audit” shall mean a formal evaluation or assessment of the energy consumption of a permanent building or structural improvement to real property, conducted by a contractor certified by the Authority, or certified by a certifying entity approved by the Authority, for the purpose of identifying appropriate energy efficiency improvements that could be made to the property.

“Energy Efficiency Improvement” shall mean any renovation or retrofitting of a building to reduce energy consumption, such as window and door replacement, lighting, caulking, weather-stripping, air sealing, insulation, heating and cooling system upgrades, and similar improvements, determined to be cost-effective pursuant to criteria established by the Authority, not including lighting measures or household appliances that are not permanently fixed to real property.

“Qualified Property Owner” shall mean an owner of residential or commercial real property located within the boundaries of the County that is determined to be eligible to participate in the Energize NY Benefit Financing Program under the procedures for eligibility set forth under this Title.

“Renewable Energy System” shall mean an energy generating system for the generation of electric or thermal energy, to be used primarily at such property, by means of solar thermal, solar photovoltaic, wind, geothermal, anaerobic digester gas-to-electricity systems, fuel cell technologies, or other renewable energy technology approved by the Authority not including the combustion or pyrolysis of solid waste.

“Renewable Energy System Feasibility Study” shall mean a written study, conducted by a contractor certified by the Authority, or certified by a certifying entity approved by the Authority, for the purpose of determining the feasibility of installing a renewable energy system.

Section 2. Establishment of an Energize NY Benefit Financing Program.

- A. An Energize NY Benefit Financing Program is hereby established by the County, whereby EIC acting on its behalf, may provide funds to Qualified Property Owners in accordance with the procedures set forth under this Title, to finance the acquisition, construction and installation of Renewable Energy Systems and Energy Efficiency Improvements and the verification of the installation of such systems and improvements.
- B. The funds provided shall not exceed the lesser of: (i) ten percent (10%) of the appraised value of the real property where the Renewable Energy Systems and/or Energy Efficiency Improvements will be located, or (ii) the actual cost of installing the Renewable Energy Systems and/or Energy Efficiency Improvements, including the costs of necessary equipment, materials, and labor and the cost of verification of such systems and improvements.

Section 3. Application Procedure.

- A. Any property owner in the County may submit an application to EIC on such forms as have been prepared by EIC and made available to property owners on the website of EIC and on the Nassau County Government website.
- B. Every application submitted by a property owner shall be reviewed by EIC acting on behalf of the County, which shall make a positive or negative determination on such application based upon the criteria for making a financing application enumerated in section 4(A) of this Title. EIC may also request further information from the property owner where necessary to aid in its determination.
- C. If a positive determination on an application is made by EIC acting on behalf of the County, the property owner shall be deemed a Qualified Property Owner and shall be eligible to participate in the Energize NY Benefit Financing Program in accordance with the procedure set forth under Section 5 of this Title; provided that in no case shall a property owner that has received funds from another municipal corporation for the acquisition, construction and installation of Energy Efficiency Improvements and/or Renewable Energy Systems be deemed a Qualified Property Owner.

Section 4. Application Criteria.

- A. Upon submission of an application, EIC acting on behalf of the County shall make a positive or negative determination on such application based upon the following criteria for the making of financing:
 - i. The proposed Energy Efficiency Improvements and/or Renewable Energy Systems are determined to be cost effective by the Authority;

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- ii. The proposed Energy Efficiency Improvements and/or Renewable Energy Systems will generate an estimated annual cost savings greater than the annual charge payments;
- iii. Sufficient funds are available to provide to the property owner;
- iv. The property owner is current in payments on any existing mortgage;
- v. The property owner is current in payments on any existing real property taxes and has been current on real property taxes for the previous three years; and
- vi. Such additional criteria, not inconsistent with the criteria set forth above, as the County, or EIC acting on its behalf, may set from time to time.

Section 5. Opt-in, Energize Finance Agreement.

- A. A Qualified Property Owner may participate in the Energize NY Benefit Financing Program through the execution of an Energize Finance Agreement made by and between the Qualified Property Owner and EIC, acting on behalf of the County.
- B. Upon execution of the Energize Finance Agreement, the Qualified Property Owner shall be eligible to receive funds from EIC acting on behalf of the County, for the acquisition, construction, and installation of qualifying Renewable Energy Systems and Energy Efficiency Improvements; provided the requirements of Section 6 of this Title have been met.
- C. The Energize Finance Agreement shall include the terms and conditions of repayment set forth under Section 7 of this Title.

Section 6. Energy Audit, Renewable Energy System Feasibility Study.

- A. No funds shall be made available for Energy Efficiency Improvements unless determined to be appropriate through an Energy Audit.
- B. No funds shall be made available for a Renewable Energy System unless determined to be feasible through a Renewable Energy System Feasibility Study.
- C. The cost of such Energy Audit and/or Renewable Energy System Feasibility Study shall be borne solely by the property owner but may be included in the financed amount if the work is approved.

Section 7. Terms and Conditions of Loan Repayment. The Energize Finance Agreement between the Qualified Property Owner and EIC acting on behalf of the County, shall set forth the terms and conditions of repayment in accordance with the following:

- A. The principal amount of the funds paid to the Qualified Property Owner hereunder, together with the interest thereon, shall be paid by the property owner as a charge on their real property tax bill and shall be levied and collected at the same time and in the same manner as County property taxes, provided that such charge shall be separately listed on

the tax bill. The County shall make payment to EIC or its designee in the amount of all such separately listed charges within thirty (30) days of the County real property tax due date

- B. The term of such repayment shall be determined at the time the Energize Finance Agreement is executed by the property owner and EIC, provided that in no case shall the term exceed the weighted average of the useful life of the systems and improvements as determined by EIC acting on behalf of the County.
- C. The rate of interest for the charge shall be fixed by EIC acting on behalf of the County at the time the Energize Finance Agreement is executed by the property owner and EIC.
- D. The charge shall constitute a lien upon the real property benefited by the Energize NY Benefit Financing Program and shall run with the land. A transferee of title to the benefited real property shall be required to pay any future installments, including interest thereon.

Section 8. Verification and Reporting.

- A. EIC shall be responsible for verifying and reporting to the County on the installation and performance of Renewable Energy Systems and Energy Efficiency Improvements financed by such program.
- B. The County shall verify and report on the installation and performance of Renewable Energy Systems and Energy Efficiency Improvements financed by the Energized NY Benefit Financing Program in such form and manner as the Authority may establish.

Section 2. Inter-Municipal Agreement. The County Executive is hereby authorized and empowered to execute any necessary inter-municipal agreements with the Energy Improvement Corporation in connection with the Sustainable Energy Loan Program.

Section 3. Severability. If any clause, sentence, paragraph, subdivision, section, or part of this law or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this law, or in its application to the person, individual, corporation, firm,

partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 4. It is hereby determined, pursuant to the provisions of the State Environmental Quality Review Act, 8 N.Y.E.C.L. section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County, that the adoption of this local law is a "Type II" Action within the meaning of Section 617.5(c)(20) and (27) of 6 N.Y.C.R.R., and, accordingly, is of a class of actions which do not have a significant effect on the environment; and no further review is required.

Section 5. This local law shall take effect immediately.

APPROVED



County Executive

DATE

Aug. 4, 2016