

# State Incentives for Achieving Clean and Renewable Energy Development on Contaminated Lands



The development of clean and renewable energy on formerly used land offers many economic and environmental benefits. Combining clean and renewable energy and contaminated land cleanup incentives can allow investors and communities to create economically viable clean and renewable energy redevelopment projects. This document provides information about incentives in your state that can be leveraged for clean and renewable energy and development of contaminated land.



## Incentives for Clean and Renewable Energy

### Funding (grants, loans, bonds, etc.)

#### Connecticut Clean Energy Fund (CCEF)

[www.ctinnovations.com/funding/ccef/about.php](http://www.ctinnovations.com/funding/ccef/about.php)

Promotes, develops, and invests in clean energy sources for sustainable energy for the benefit of Connecticut ratepayers. Provides incentive programs to businesses and developers:

##### Onsite Renewable Distributed Generation

[www.ctinnovations.com/funding/ccef/renewable\\_dg.php](http://www.ctinnovations.com/funding/ccef/renewable_dg.php)

Provides grants of up to \$4 million to install systems that generate energy from renewable sources including wind, solar, fuel cells, biomass, landfill gas, and certain types of hydropower. The total available funding for this program is \$32.75 million. Applicants must be commercial, industrial, or institutional facilities.

##### Operational Demonstration Program

[www.ctinnovations.com/funding/ccef/demo\\_project.php](http://www.ctinnovations.com/funding/ccef/demo_project.php)

Provides up to \$750,000 for demonstration projects that have a high likelihood of developing into a commercial product within a reasonable period of time. Projects must have a capacity of at least one kW (or the functional equivalent for hydrogen generation). Fund requires a front-loaded 25% cash cost-share for any funding provided; in-kind contributions are accepted under certain conditions.

##### 100 Project Initiatives

[www.ctinnovations.com/funding/ccef/project\\_100.php](http://www.ctinnovations.com/funding/ccef/project_100.php)

Allows for state electric companies to enter into 10-year contracts for not less than 100 MW of Class I renewable capacity at a price of up to 5.5¢ per kWh. Designed to encourage financing of renewable energy projects, stimulate the development of new projects, and increase the available supply of renewable energy.

#### Connecticut Department of Public Utility Control (DPUC) – Low Interest Loans for Customer-Side Distributed Resources

[www.dpuc.state.ct.us/Electric.nsf/All?OpenView&Start=1&Count=30&Expand=1.1#1.1](http://www.dpuc.state.ct.us/Electric.nsf/All?OpenView&Start=1&Count=30&Expand=1.1#1.1)

Offers grants to eligible baseload distributed-generation (DG) projects of \$450 per kW, up to a maximum of 65 MW, to retail end-use customers of electric distribution companies for the installation of customer-side distributed resources.

### Technical Assistance and Other Incentives

#### Mass Energy – Renewable Energy Certificate Incentive

[www.massenergy.com/Solar.REC.Sale.html](http://www.massenergy.com/Solar.REC.Sale.html)

Offers to purchase renewable energy certificates at a rate of \$30 per MW-hour (or \$.03 per kWh) for a period of three years from photovoltaic (PV) systems.

### Tax Incentives (abatements, deductions, credits, etc.)

#### Sales Tax Exemption for Solar and Geothermal Systems

[www.ct.gov/DRS](http://www.ct.gov/DRS)

100% sales tax exemption for solar and geothermal heat pumps. Eligible solar equipment includes solar electricity generating systems and passive or active solar water or space heating systems, including equipment related to such systems, and sales of services relating to their installation.

#### Net Metering

[www.state.ct.us/dpuc/](http://www.state.ct.us/dpuc/)

Connecticut requires net metering to no limit for generation using Class I renewable energy sources (e.g., solar, wind, biomass, wave or tidal power). Contact the Connecticut DPUC regarding potential opportunities.

#### Quick Facts

Public Benefit Fund (PBF)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Renewable Portfolio Standard	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
27% by 2020		
Net Metering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Interconnection Standards	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

#### Electric Power Industry Generation by Primary Energy Source (EIA, 2006)

Petroleum-Fired	3.7%	Nuclear	47.8%
Natural Gas-Fired	30.2%	Hydroelectric	1.6%
Coal-Fired	12.3%	Other Renewables	2.2%

#### Points of Contact

##### Connecticut Clean Energy Fund

[www.ctcleanenergy.com](http://www.ctcleanenergy.com)

Lise Dondy, [lise.dondy@ctinnovations.com](mailto:lise.dondy@ctinnovations.com), (860) 257-2336

Dale Hedman, [dale.hedman@ctinnovations.com](mailto:dale.hedman@ctinnovations.com), (860) 563-5851 Ext.331

##### Connecticut Department of Public Utility Control

[www.state.ct.us/DPUC/](http://www.state.ct.us/DPUC/)

Paul Carver, [paul.carver@po.state.ct.us](mailto:paul.carver@po.state.ct.us), (860) 827-2773

##### Mass Energy, [www.massenergy.com](http://www.massenergy.com)

Kelly Muellman, [kelly@massenergy.com](mailto:kelly@massenergy.com), (617) 524-3950

##### Sales and Use Tax Exemption

Connecticut Department of Revenue Services, [www.ct.gov/DRS](http://www.ct.gov/DRS)

Public Information Officer, (860) 297-5962



# Incentives for Development of Contaminated Land



## Funding (grants, loans, bonds, etc.)

### Special Contaminated Property Remediation and Insurance Fund (SCPRIF)

[www.ct.gov/eecd/cwp/view.asp?a=1101&q=249824](http://www.ct.gov/eecd/cwp/view.asp?a=1101&q=249824)

Provides low-interest, five year loans to municipalities and private entities for Phase II and III investigations and demolition costs. Applicants must have completed a Phase I Assessment. Interest (3% APR) is paid during the term of the loan and the principal is repaid at the end of the term of the loan or when the site is later sold or leased or when the environmental remediation is complete. There is no loan limit or standard loan amount for SCPRIF.

### Connecticut Brownfields Redevelopment Authority (CBRA)

[www.ctbrownfields.com/default.asp](http://www.ctbrownfields.com/default.asp)

Provides grants up to \$10,000,000 to investors, developers, and business owners who undertake redevelopment projects on brownfields sites. The cash grant funding is available through tax increment financing (TIF) and the value of the grant is based on the future incremental municipal property taxes to be generated by the project; it cannot be combined with municipal real estate tax abatements.

### Urban Sites Remedial Action Program

[www.ct.gov/eecd/cwp/view.asp?a=1101&q=249844](http://www.ct.gov/eecd/cwp/view.asp?a=1101&q=249844)

Provides funds primarily for site investigation, studies, and design; operations and maintenance; removals; and remedial actions on commercial or industrial sites. The state can commit unlimited public funds to prepare the planning and implementation of the site remediation. Several project types and criteria are eligible for assistance; however the site must be in a distressed community or targeted investment community.

### Connecticut Development Authority Direct, Guaranteed, or Participating Loans

[www.ctcda.com/CMSLite/default.asp?CMSLite\\_Page=48&Info=Direct+Loans](http://www.ctcda.com/CMSLite/default.asp?CMSLite_Page=48&Info=Direct+Loans)

Loans available from \$250,000 to \$5 million to assist with brownfields remediation and redevelopment. Terms are tailored to each transaction up to 20 years.

## Tax Incentives (abatements, credits, etc.)

### Industrial Site Investment Tax Credit Program

[www.ct.gov/eecd/cwp/view.asp?a=1101&q=249822](http://www.ct.gov/eecd/cwp/view.asp?a=1101&q=249822)

Offers an eligible investor a dollar-for-dollar corporate tax credit of up to 100% of their investment up to a maximum of \$100,000,000, for investments made in real property, or improvements to real property, located within Connecticut that has been subject to environmental contamination.

### Urban Site Investment Tax Credit Program

[www.ct.gov/eecd/cwp/view.asp?a=1101&q=249842](http://www.ct.gov/eecd/cwp/view.asp?a=1101&q=249842)

Offers an eligible investor a dollar-for-dollar corporate tax credit of up to 100% of their investment up to a maximum of \$100,000,000. An eligible Urban Site Investment Project is defined as an investment that will add significant new economic activity, increase employment in a new facility, and generate significant additional tax revenues to the municipality and the state.

### Enterprise Zone Program

[www.ct.gov/eecd/cwp/view.asp?a=1099&q=249766](http://www.ct.gov/eecd/cwp/view.asp?a=1099&q=249766)

Provides tax abatement for five years and 80% of local property taxes on real estate improvements located within Enterprise Zones; or 10 years/50% tax credit; seven-year minimum deferral of increased taxes resulting from property value rise after remediation has been completed.

## Limitations on Liability

### Voluntary Remediation Programs – Covenant Not to Sue

[www.ct.gov/dep/cwp/view.asp?a=2715&q=325028&depNav\\_GID=1626](http://www.ct.gov/dep/cwp/view.asp?a=2715&q=325028&depNav_GID=1626)

Provides a covenant not to sue—an assurance that the state will not require further cleanup in the future for historical contamination—upon completion of all requirements of the state’s Voluntary Remediation Program. This tool reduces the risk of liability to the property owner.

### Quick Facts

Limitations on Liability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number of State-Tracked Contaminated Properties:	164
Includes Urban Sites Remedial Action Program, Voluntary Remediation Program, and Property Transfer Program sites	
Number of EPA CERCLIS Sites:	402
Sites identified for potential investigation under the federal Superfund Program	
Number of EPA Brownfields Properties:	313
Properties being funded or addressed under the EPA Brownfields Program	

*There may be some overlap among the categories listed and sites listed may not represent all potentially contaminated sites in Connecticut.*

### Points of Contact

#### Department of Economic and Community Development SCPRIF

Ned Moore, [edwin.moore@po.state.ct.us](mailto:edwin.moore@po.state.ct.us), (860) 270-8148

#### Urban Sites Remedial Action Program, Urban and Industrial Site Investment Tax Credit Programs

Robert Rigney, [robert.rigney@po.state.ct.us](mailto:robert.rigney@po.state.ct.us), (860) 270-8110

#### Enterprise Zone Program

Anne Karas, [anne.karas@po.state.ct.us](mailto:anne.karas@po.state.ct.us), (860) 270-8143

#### Connecticut Development Authority

#### CBRA, Connecticut Development Authority Direct, Guaranteed, or Participating Loans

Cynthia Petruzzello, (860) 258-7833

#### Connecticut Department of Environmental Protection (DEP)

[www.dep.state.ct.us/wtr/remediation/index.htm](http://www.dep.state.ct.us/wtr/remediation/index.htm)

Graham Stevens, [graham.stevens@po.state.ct.us](mailto:graham.stevens@po.state.ct.us), (860) 424-4166