



# 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.)

#### Washington Renewable Energy Production Incentive

[www.wutc.wa.gov/webimage.nsf/0/b177681c034a77e9882571e00067335c?OpenDocument](http://www.wutc.wa.gov/webimage.nsf/0/b177681c034a77e9882571e00067335c?OpenDocument)

Offers production incentives of \$0.12 to \$0.54 per kWh, capped at \$2,000 per year for individuals, businesses, and local governments that generate electricity from solar power, wind power, or anaerobic digesters. This program applies to measured customers' renewable energy system kWh generated between July 1, 2005, and June 30, 2014.

#### Alternative Fuel Grant and Loan Program

[www.cted.wa.gov/site/974/default.aspx](http://www.cted.wa.gov/site/974/default.aspx)

Awards low-interest loans and grants to eligible projects, including research and development of new and renewable energy and biofuel sources, including biomass, solar, and wind power; renewable energy and alternative fuel infrastructure, facilities, and technologies; and research and development to develop markets for alternative fuel byproducts. The program expires June 30, 2016.

#### Bonneville Environmental Foundation (BEF) – Renewable Energy Grant

[www.b-e-f.org/grants/index.shtml](http://www.b-e-f.org/grants/index.shtml)

Provides grants, loans, convertible loans, guarantees, and direct investments for renewable energy projects located in the Pacific Northwest (OR, WA, ID, MT). Projects may be funded from a few thousand dollars for small installations, up to significant investments in central station grid-connected renewable energy projects. The BEF share will not exceed 33% of capital costs and 0% of operating costs for a generating project.

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

#### Sales and Use Tax Exemption

[www.wutc.wa.gov/webimage.nsf/0/b177681c034a77e9882571e00067335c?OpenDocument](http://www.wutc.wa.gov/webimage.nsf/0/b177681c034a77e9882571e00067335c?OpenDocument)

Offers tax exemption to the sales of equipment used to generate electricity from wind, sun, or landfill gas, fuel cells, and solar water heating systems. The tax exemption applies to labor and services related to the installation of the equipment, as well as to the sale of equipment and machinery. Eligible systems are those with a generating capacity of at least 200 watts.

#### Tax Abatement for Solar Manufacturers

[www.wutc.wa.gov/webimage.nsf/0/b177681c034a77e9882571e00067335c?OpenDocument](http://www.wutc.wa.gov/webimage.nsf/0/b177681c034a77e9882571e00067335c?OpenDocument)

Offers a reduced business and occupation (B&O) tax rate for Washington manufacturers and wholesale marketers of solar-electric (photovoltaic) modules or silicon components of those systems. The reduced B&O tax rate of 0.2904% is 40% lower than the standard B&O tax rate of 0.484%.

#### Biofuels Production Tax Exemption

[www.cted.wa.gov/site/974/default.aspx](http://www.cted.wa.gov/site/974/default.aspx)

Exempts qualifying buildings, equipment, and land used in the manufacturing of alcohol fuel, biodiesel, or biodiesel feedstocks from state and local property and leasehold taxes for a period of six years. Additionally, until July 1, 2009, a reduced B&O tax rate of 0.138% applies to persons engaged in manufacturing of alcohol fuel, biodiesel fuel, or biodiesel feedstock.

#### Net Metering

[www.wutc.wa.gov/webimage.nsf/0/b177681c034a77e9882571e00067335c?OpenDocument](http://www.wutc.wa.gov/webimage.nsf/0/b177681c034a77e9882571e00067335c?OpenDocument)

Applies to systems up to 100 kW in capacity that generate electricity using solar, wind, hydro, biogas from animal waste, or combined heat and power technologies (including fuel cells). All customer classes are eligible, and all utilities—including municipal utilities and electric cooperatives—must offer net metering. Generating system must not exceed 25 kW of peak power output.

### Quick Facts

Public Benefit Fund (PBF)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Renewable Portfolio Standard 15% by 2020	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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)

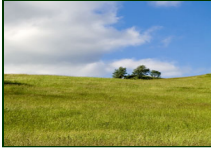
Petroleum-Fired	-	Nuclear	8.6%
Natural Gas-Fired	6.9%	Hydroelectric	75.8%
Coal-Fired	5.9%	Other Renewables	2.3%

### Points of Contact

**Washington Renewable Energy Production Incentive, Sales and Use Tax Exemption, Tax Abatement for Solar Manufacturers, Net Metering**  
[www.northwestsolarcenter.org/](http://www.northwestsolarcenter.org/)  
Mike Nelson [mike.nelson@northwestsolarcenter.org](mailto:mike.nelson@northwestsolarcenter.org), (206) 546-4536

**Alternative Fuel Loan and Grant Program, Biofuels Production Tax Exemption**, [www.cted.wa.gov/site/974/default.aspx](http://www.cted.wa.gov/site/974/default.aspx)  
Peter Moulton, [petermo@cted.wa.gov](mailto:petermo@cted.wa.gov), (360) 725.3116

**BEF - Renewable Energy Grant**  
Bryce Smith, [grants@b-e-f.org](mailto:grants@b-e-f.org) or [info@b-e-f.org](mailto:info@b-e-f.org), (206) 274-4648



# Incentives for Development of Contaminated Land



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

### Brownfields Loan Fund (BLF)

[www.cted.wa.gov/portal/alias\\_\\_cted/lang\\_\\_en/tabID\\_\\_790/DesktopDefault.aspx](http://www.cted.wa.gov/portal/alias__cted/lang__en/tabID__790/DesktopDefault.aspx)

Offers low-interest loans through the \$5.4 million Brownfields Loan Fund to clean up properties. The BLF is managed by the Brownfields Coalition. Eligible properties may include those that are publicly owned, owned by a nonprofit group, or privately owned.

### Industrial Revenue Bonds

[www.wedfa.wa.gov/](http://www.wedfa.wa.gov/)

Offers low-cost, tax-exempt financing of cleanup costs where owner/developer intends to build an industrial facility. Industrial Revenue Bonds can be used for up to \$10 million for a single industrial project. However, there is also a restriction of \$20 million on the total capital expenditure by the company in the local jurisdiction in which the financed project is located. This \$20 million cap includes all expenditures.

### ShoreBank Enterprise Cascadia Revolving Loan Fund

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

Provides loans, through a nonprofit community development loan fund, to finance pollution cleanup and prevention. Nonprofit and for-profit organizations are eligible for loans up to \$150,000 per site.

### Local Toxics Control Account Grants

[www.ecy.wa.gov/pubs/97608.pdf](http://www.ecy.wa.gov/pubs/97608.pdf)

[www.ecy.wa.gov/programs/swfa/grants/rag.html](http://www.ecy.wa.gov/programs/swfa/grants/rag.html)

Allocates funds from the Local Toxics Control Account to local governments for cleanup of contaminated sites, including brownfields. Three categories of assistance are available: site study and remediation; safe drinking water actions; and site hazard assessment. The Remedial Action Grants offered under this program supplement local funding for remedial actions. Approximately \$82 million will be awarded in 2007-2009.

## Technical Assistance and Other Incentives

### Brownfields Coalition

[www.cted.wa.gov/portal/alias\\_\\_cted/lang\\_\\_en/tabID\\_\\_789/DesktopDefault.aspx](http://www.cted.wa.gov/portal/alias__cted/lang__en/tabID__789/DesktopDefault.aspx)

Provides technical and financial assistance to local governments and property owners to clean up brownfields; links loan recipients with other brownfields programs for help with assessment and other assistance; and streamlines the process of cleanup and redevelopment by collaborating with federal, state, and local agencies.

## Limitations on Liability

### Brownfields Program – Covenants Not to Sue, Prospective Purchaser Agreement, Lender and Fiduciary (Trustee) Liability Exemption, Contaminated Aquifer Policy

[www.ecy.wa.gov/pubs/97608.pdf](http://www.ecy.wa.gov/pubs/97608.pdf)

Provides various types of limitations on liability through Covenants Not to Sue, prospective purchaser agreements, lender and fiduciary (trustee) liability exemption, and contaminated aquifer policy.

### Quick Facts

	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Limitations on Liability		
Number of State-Tracked Contaminated Properties:	3,633	
Includes Brownfields Program and Confirmed and Suspected Contaminated Sites		
Number of EPA CERCLIS Sites:	238	
Sites identified for potential investigation under the federal Superfund Program		
Number of EPA Brownfields Properties:	268	
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 Washington.*

### Points of Contact

#### Brownfields Loan Fund

Dan Karoma, DanielK@cted.wa.gov, (360) 725-4062  
Tom Stiliz, toms@cted.wa.gov, (360) 725-4062

#### Industrial Revenue Bonds

Rodney Wendt, wedfa@wshfc.org, (206) 587-5634

#### ShoreBank Enterprise Cascadia RLF

Loan Officer, (360) 642-4265

#### Local Toxics Control Account Grants

Diane Singer, dire461@ecy.wa.gov, (360) 407-6062

#### Brownfields Coalition

King County and Seattle, Lucy Auster, lucy.auster@kingcounty.gov, (206) 296-8476  
City of Tacoma, Bart Alford, (253) 591-5393

#### Limitations on Liability

Pete Kmet, pkme461@ecy.wa.gov, (360) 407-7199