



Database of State Incentives for Renewables & Efficiency



9/23/09



Louisiana

Incentives/Policies for Renewables & Efficiency

Local Option - Sustainable Energy Financing Districts

Last DSIRE Review: 07/16/2009

Incentive Type: Property Tax Financing Authorization

State: Louisiana

Eligible Efficiency Technologies: Lighting, Lighting Controls/Sensors, Heat pumps, Air conditioners, Energy Mgmt. Systems/Building Controls, Caulking/Weather-stripping, Building Insulation, Windows, Doors, Roofs, Custom/Others pending approval

Eligible Renewable/Other Technologies: Solar Water Heat, Solar Thermal Electric, Photovoltaics, Wind, Biomass, Geothermal Electric, Daylighting, Other Distributed Generation Technologies

Applicable Sectors: Commercial, Residential

Financing Terms: Repayment term may not exceed 20 years

Eligible Local Governments: Any local governmental subdivision authorized to collect property taxes and to issue and sell bonds

Possible Revenue

Sources: Bond issuance, third-party lenders, federal contracts

Web Site:

Authority 1: [S.B. 224](#)

Date Enacted: 7/6/2009

Date Effective: 8/15/2009

Summary:

"Property tax financing" allows property owners to borrow money to pay for energy improvements. The amount borrowed is repaid through an increased property tax assessment over a period of years. Louisiana has authorized local governments to create and manage "sustainable energy financing districts" to provide financing for renewable energy and energy efficiency improvements. *Contact your local government to find out if financing is available for renewable energy and/or energy efficiency through special property tax assessments.*

The owner of any immovable residential or commercial property may consent to include a property in the district and execute a "cooperative endeavor agreement" with the district to receive financing for energy improvements. An owner's consent may be given before or after the initial creation of the district, and the district does not have to be contiguous.

A sustainable energy financing district may borrow money, issue bonds or obligations, and pay for the bonds from assessments against property. The subdivision may also determine how any proceeds from this program are spent. Loan terms will be decided by the governing body of the subdivision, including interest rates, administrative fees, and maximum loan amounts. The district is permitted to provide a source of revenue for retrofitting and installing improvements, products, systems, devices, or interacting groups of devices installed behind the meter of residential and commercial buildings that conserve energy or produce energy from renewable resources. Eligible technologies are determined locally, but may include:

- Insulation in walls, roofs, floors, foundations, and heating/cooling distribution systems;
- Storm and multi-glazed windows and doors;
- Heat absorbing/reflective glazed and coated window and door systems, additional glazing, reductions in glass area, and other energy-efficient window and door systems;
- Automatic energy control systems;
- HVAC system upgrades and replacements;
- Caulking and weather stripping (up to \$1,500);
- Daylighting and efficient lighting; and
- Energy-recovery systems.

Renewable-energy improvements that interfere with a right held by a public utility regulated by the Louisiana Public Service Commission are not eligible.

Contact:

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