



# Overview of Program Updates

April 15, 2026



# Overview of Proposed Guideline Changes

For new construction projects – setting PACE financing levels based on the project’s compliance with either the Base+, Stretch or Specialized building code.

- Aligning “pathways” with each building energy code to determine PACE eligibility.
- Expanding eligibility for allowable costs
- Streamlining application and approval requirements

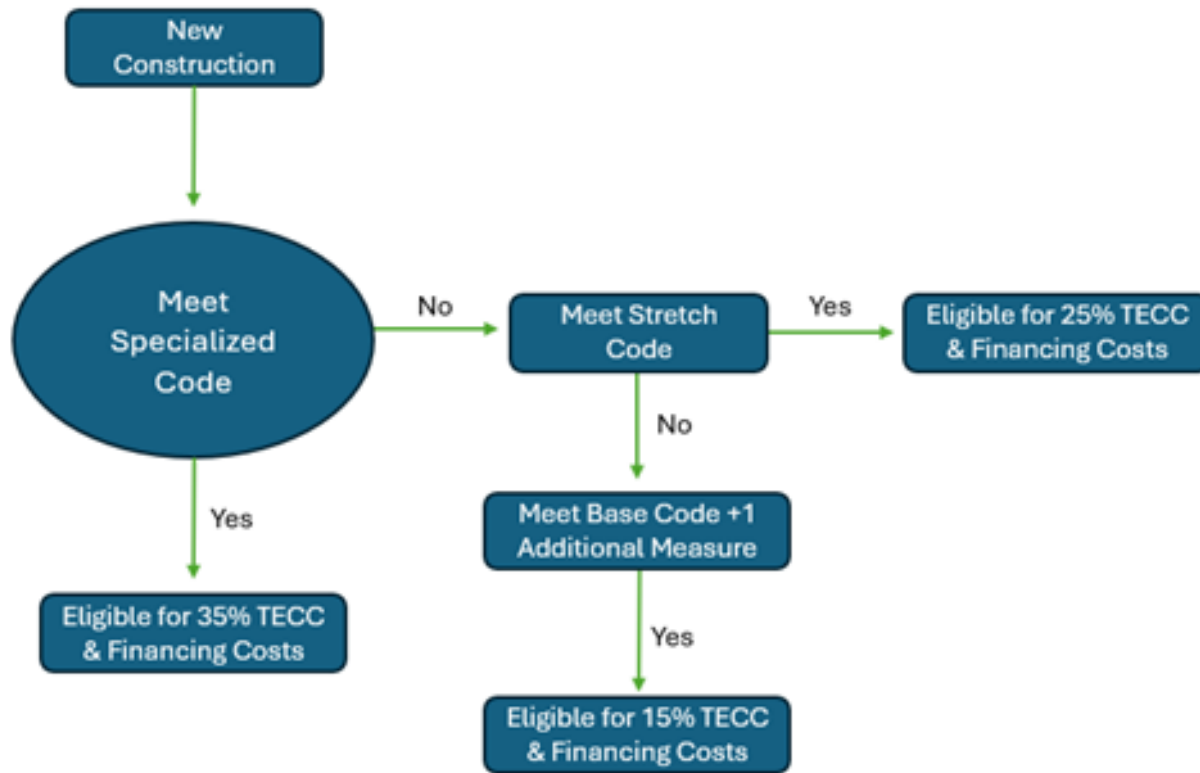
\* MassDevelopment and DOER will review and approve new and existing applications in accordance with the program guidelines for three years following the effective date of the guidelines, and the two agencies will review the guidelines after 2.5 years

# Goals

1. Open up access, reduce barriers to participation
2. Simplify the guidelines
  - Create a more efficient process
  - Consolidated the detailed requirements, removed duplicative sections and cross references, inconsistent requirements which we heard were confusing
  - Made it easier to understand eligibility and potential funding amount
  - More assurance of approval
  - Streamlined technical documentation requirements to better match size and complexity of projects
  - More accurately reflect best practices i.e. Project Developer requirements

Proposed changes to guidelines are forthcoming by no later than June 1

# New Construction



# Proposed New Construction Changes

1. Projects in Base Code jurisdictions that comply with Base requirements plus 1 (solar or all electric space heating) will receive access to 15% TECC + financing costs
  - For projects that “flex up” to meet Stretch code – access to 25% TECC + financing costs
  - For projects that “flex up” to meet Specialized code – access to 35% TECC + financing costs
2. Projects in Stretch jurisdictions that comply with Stretch code requirements will receive access to 25% TECC + financing costs
  - For projects that “flex up” to meet Specialized code – access to 35% TECC + financing costs
3. Projects in Specialized Code jurisdictions that comply with Specialized code will receive access to 35% TECC + financing costs

\*Projects are still required to meet the relevant commercial code in their jurisdiction.