



PUBLIC FINANCE & CLIMATE CHANGE

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AB 811 ALLOWS CITIES TO MAKE LOANS FOR RENEWABLE ENERGY AND ENERGY EFFICIENCY IMPROVEMENTS

The Governor has signed AB 811, effective as an urgency statute on July 21, 2008, authorizing California cities to assist property owners with the installation of renewable energy sources and energy efficiency improvements on their properties.

The high upfront cost of purchasing and installing solar energy systems, high efficiency heating and air conditioning systems, or other renewable energy and energy efficiency improvements prevents many property owners from making these improvements. The State Legislature has declared that AB 811 benefits the general public by helping property owners overcome this key obstacle to improving their properties' energy efficiency and by promoting the installation of such improvements to address global climate change.

AB 811 authorizes cities to make loans to property owners who will repay their loans through assessments collected on their property tax bills. Cities have broad authority to determine the type of improvements that will be financed and the particulars of the financing arrangements.

The City of Palm Desert was instrumental in promoting AB 811 and is at the forefront of offering this program to its property owners. We drafted AB 811 on behalf of the City and are working closely with the City to adopt and implement its AB 811 program.

FOR ADVICE FROM RW&G CONCERNING AB 811, PLEASE CONTACT WILLIAM L. STRAUZ AT WSTRAUSZ@RWGLAW.COM, TRISHA ORTIZ AT TORTIZ@RWGLAW.COM OR ROBIN D. HARRIS AT RHARRIS@RWGLAW.COM OR ANY OF THE LAWYERS IN THE FIRM'S **PUBLIC FINANCE DEPARTMENT** OR **CLIMATE CHANGE PRACTICE GROUP**.

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