

Purpose

The Warren Washington Industrial Development Agency (WWIDA) is adopting off-site commercial solar guidelines for renewable energy solar development for the following purposes:

1. Support New York State's "Reforming the Energy Vision" Initiative, which is intended to encourage renewable energy development to spur new energy business models, economic growth, and consumer choice. The initiative sets statewide goals of cutting greenhouse gas emissions by 80% by 2050 and generating 50% of New York's electricity from renewables by 2030.
2. Enhance developers' prospects for financing community projects by offering a uniform PILOT structure that is simple, predictable, and more appealing to lenders. Also assist by offering a single tax exemption policy, eliminating the need to negotiate PILOTs with multiple taxing jurisdictions.
3. Administer a single uniform tax exemption policy across the two counties allowing municipalities to collect long-term predictable payments in lieu of taxes without the burden of developing and administering PILOT agreements at the municipal level.

Tax Incentive Guidelines

These guidelines provide incentives for off-site commercial solar projects that provide renewable energy benefits to residential, commercial, and industrial customers.

To respect variations in local municipal policy, each solar project IDA application will be noticed to the host municipality and school for their feedback.

Property Tax: Real estate taxes on the increased value resulting from improvements are partially abated over a 15-to-25-year period. The annual payment in lieu of taxes (PILOT) will be \$6,500 per megawatt (MW) of the facility's actual generation, with a 2% increase each year. Host Community Benefit and Educational Contribution Agreements are permitted and may occur. PILOT and special agreement payments replace local, county, and school district taxes only; special district taxes are not eligible under the PILOT.

Sales Tax: Exemption from State and local sales tax on project costs as outlined in the WWIDA Policies and Procedures.

Mortgage Recording Tax: Exemption from mortgage recording tax as outlined in the WWIDA Policies and Procedures.

Fees: The applicant is responsible for paying fees as outlined in the WWIDA policies and Procedures.

Other: Unless specifically outlined in these guidelines, the applicant will be responsible for complying with all other rules and regulations as set forth in the WWIDA's Policies and Procedures.