COUNTY OF CLINTON
INDUSTRIAL DEVELOPMENT AGENCY

Energy Incentives at a Glance

For commercial solar, wind, and other renewable energy projects

At least $5,000
Annual PILOT payment per megawatt of installed capacity

2% a year
Annual PILOT increase

15 years
Standard PILOT term, up to 20 at the Agency's discretion

Your capacity sets your PILOT payment

The annual PILOT payment is equal to the Project's actual installed capacity multiplied by a per-megawatt rate (which rate increases by 2% annually) as determined by the Agency based on the Uniform Tax Exemption Policy.

Actual installed capacity
Megawatts that the Project is capable of producing

×

Per-megawatt rate
At least $5,000, set project by project

=

Annual PILOT payment
Increased 2% each year

Example project	Year 1	Year 5	Year 10	Year 15	Year 20
5 MW project *At $5,000 per MW, for illustration*	$25,000	$27,061	$29,877	$32,987	$36,420

Year 20 applies only if the Agency extends the term. Existing land and buildings still pay 100% of normal taxes.

What the Agency weighs in setting the rate and term

Local support
Letters of support from the affected taxing jurisdictions

School district
Willingness to negotiate a Host Community Agreement (HCA) after the Agency introduces the project team

Farmland
Whether the site is actively farmed (now or in the last 18 months) or USDA prime farmland

Neighbors
How the applicant has worked with neighboring owners to limit viewshed and property value impacts

How the review works

1. *Apply at least two weeks before a monthly Board meeting*
2. *Initial project presentation to the Board*
3. *Public hearing resolution at the following meeting*
4. *Public hearing in the host community*
5. *Final Board consideration*

Key things to know

- *The CCIDA can consider a PILOT agreement, a sales and use tax exemption, and a mortgage recording tax exemption. Any assistance is subject to the Agency's application, review, and approval process.*
- *Clinton County has opted out of the Real Property Tax Law §487 exemption and requires a PILOT agreement for solar projects.*
- *The affected school district decides whether to join the PILOT or receive its payment through an HCA. The Agency introduces the project team to the district after the initial Board presentation and asks for that decision within 60 days.*
- *The Agency will not consider an application for a project that entered into any HCA before applying to the Agency. Any agreement or benefit a project offers its host town is separate from the school district's HCA.*
- *The sales and use tax exemption covers purchases for the initial construction and equipping of the project.*
- *The mortgage recording tax exemption applies to a project's initial financing when the Agency holds a leasehold interest and joins in the mortgage.*
- *The application includes a Renewable Energy Supplement and requires the NYS Solar and Wind Energy System Appraisal Model (RPTL §575-b).*
- *Each application must explain why the project needs the assistance.*
- *Costs include a $1,500 non-refundable application fee ($750 of it applied to closing costs), a 0.75% Agency fee at closing, and all CCIDA legal costs.*
- *The application becomes a public document once submitted, so mark any proprietary information.*

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Terms are set by the CCIDA Uniform Tax Exemption Policy and may change by Board action. The application and fee schedule are on the CCIDA website.