



Commercial Building Financial Resources

Several stackable financial resources are available to Maryland's commercial building owners seeking to make efficient and electric upgrades to their properties. This guide provides an overview of funding and financing options to help reduce upfront costs of these investments.

1. Research Applicable Incentive Programs

You may be eligible to apply for state grant programs that can serve as a down payment on upfront costs of energy efficiency, electrification, and onsite renewables.

MEA's Electrifying Community Buildings Grants:

For efficient electrification and pre-electrification upgrades in community-serving buildings whose primary purpose is to serve the public

MEA's Commercial & Industrial Grants:

For cost-effective energy efficiency upgrades that are above minimum code and/or energy performance standards

MEA's Local Government Energy Modernization Grants:

For decarbonization planning, energy efficiency, electrification, and renewable projects in local government

MEA's Decarbonizing Public Schools Grants:

For Local Education Agencies to develop capacity to advance energy efficiency and onsite renewable energy

DHCD's Multifamily Energy Efficiency & Housing Affordability (MEEHA):

For income-qualified multifamily buildings to invest in efficiency and electrification

2. Apply Utility Incentives

Five utilities offer **EmPOWER Maryland** incentives for efficient and electrification upgrades. Connect with your utility's commercial incentive team to learn more.

- **Baltimore Gas & Electric (BGE)**
- **Potomac Edison Company (PE)**
- **Delmarva Power & Light (DPL)**
- **Washington Gas Light Company (WGL)**
- **Potomac Electric Power Company (Pepco)**
- **Southern Maryland Electric Cooperative (SMECO)**



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3. Close Cost Gaps: Low-Interest Financing

Low-interest financing can help Maryland buildings owners achieve energy efficiency and electrification goals by improving affordability.

MEA's Jane E. Lawton Conservation Loan Program:

Low-interest (0-3%) loan for eligible cost-effective energy efficiency and conservation improvements.

Maryland Clean Energy Center:

Maryland's green bank provides a variety of low-interest financing options, including:

- Commercial Property Assessed Clean Energy (C-PACE)
- Energy Performance Contracting
- Climate Catalytic Capital Fund (C3 Fund)

Montgomery County Green Bank:

Buildings located in Montgomery County can leverage low-interest financing, including:

- Commercial Property Assessed Clean Energy (C-PACE)
- Tailored structured finance

4. Leverage Technical Assistance

Explore resources that help explain how to plan, design, and execute comprehensive building decarbonization projects.

Maryland Clean Energy Center:

Offers a comprehensive suite of technical services to accelerate clean energy and decarbonization project development and execution.

Montgomery County Green Bank:

Supports commercial building studies to reduce greenhouse gas emissions and encourage compliance with County building energy performance standards (BEPS) requirements.

Have Questions? The Hub Can Help!

Contact Us: cleanbuildingshub@maryland.gov



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