



# WILL ROBERTS TAX COLLECTOR

*Serving to make a difference*

Dear Volusia County Residents,

As the Volusia County Tax Collector, it is my duty to communicate important information concerning programs that may affect your property and financial future. On October 3, 2023, the Volusia County Council voted unanimously to declare that Florida PACE Funding Agency's operation in the unincorporated county without County Council approval is a public health, safety, and welfare emergency. Resolution 2023-134 outlines the reasoning for this decision. Therefore, I am urging all property owners to exercise caution and consideration of any potential risk involved with the Property Assessed Clean Energy (PACE) loan/lien program.

While the County of Volusia has not authorized residential PACE programs to operate, PACE organizations are allowed to operate in cities with an inter-local agreement. The programs offer very attractive incentives and options for financing home improvements. However, please consider the following before entering into an agreement:

1. It is crucial to understand valid PACE loans are repaid via the property tax bill as a non-ad valorem assessment. Therefore, the loan carries the same legal responsibility as property taxes. Defaulting on payment of property taxes in the State of Florida could put you at risk of losing your home by tax deed auction.
2. PACE loans/liens with high interest rates (8.99 to 10.49%) and fees compared to other options for financing means that the property owner will pay more in interest than was originally financed
3. The PACE program does not have the same oversight and consumer protection as other financing options.
4. PACE assessments may complicate the sale of the home. A valid PACE loan will remain a lien against the property until it is paid-in-full. Potential buyers, especially with mortgage companies, may hesitate due to the liens on the property.

Residents should carefully consider the long-term implications of the factors mentioned and thoroughly read and understand the terms and conditions of any PACE agreement. If you live in a municipality, contact the city administration to determine if PACE is authorized to operate in their jurisdiction. You should also consider legal or financial advice if necessary to assist in your decision.

I want to emphasize that I am not advocating against energy efficiency or fortifying home improvements. Rather, I am urging residents to carefully consider financing options and fully understand the repercussion associated with the PACE program.

Please reach out to my office if you have any questions or concerns on this matter.

Sincerely,

Will Roberts,  
Volusia County Tax Collector