

Compliance at-a-Glance

WHAT IS LOCAL LAW 97/19?

Local Law 97, an integral part of NYC's Climate Mobilization Act, sets ambitious goals to reduce citywide greenhouse gas emissions by 40% by 2030 and 80% by 2050. The legislation enforces stringent emissions caps on large residential and commercial buildings, driving the adoption of energy-saving measures and promoting sustainability.

HOW TO COMPLY

From 2024, covered buildings are subject annual emissions intensity limits based on property type in Energy Star Portfolio Manager, with mixed-use building targets determined by a weighted average. Two initial compliance periods, 2024-2029 and 2030-2034, precede future requirements through 2050. Limits become stricter each period, requiring building owners to take steps to reduce carbon emissions for compliance. Buildings must submit an annual emissions report, certified by a registered design professional, architect, or engineer, starting **May 1, 2025**.

The primary approach to comply with Local Law 97 involves implementing energy-saving measures that reduce carbon emissions. This can include investing in electrification options and adopting more efficient operations and maintenance programs.

Various federal, state, and local tax credits, grants, and incentives are available to help finance energy conservation measures for compliance.

RECOMMENDATIONS FOR MOVING FORWARD

Identifying and implementing energy upgrades (which may require major capital improvements) is a multi-year process, so it is crucial to act now to avoid steep penalties.

- Choose a design professional with expertise in local law compliance
- Conduct energy audits and perform energy and water benchmarking
- Develop short- and long-term energy and carbon reduction strategies
- Implement energy-efficient measures

For more details on Local Law 97 compliance: www.randpc.com/LL97

WHO MUST COMPLY

NYC buildings over 25,000 SF must comply, with the exception of include industrial facilities that primarily generate electric power or steam, as well as detached or semi-detached buildings that are no more than three stories tall, where each owner owns and maintains their own HVAC and hot water systems that serve spaces of 25,000 SF or less.

Find the complete list of covered buildings at: <https://on.nyc.gov/44SFV4n>

PENALTIES

The fines for non-compliance are steep, and purposely designed to incentivize owners to comply:

- Fines for exceeding emissions limits are calculated as the difference between reported emissions and the annual limit, multiplied by \$268.
- Failure to file an annual report within 60 days of the deadline incurs a \$0.50 per square foot of gross floor area per month.
- False statements on reports are misdemeanors, punishable by a \$500,000 fine and/or imprisonment.