

## New York City, New York

### Local Law 97: Greenhouse Gas Emissions Reduction

Beginning in 2024, New York City's Local Law 97 (LL97) places annual emissions limits on buildings over 25,000 sq. ft. A series of progressively more stringent targets will mandate a 40% reduction in emissions by 2030 and over 80% reduction by 2050. Nearly 60% of the city's building area and 40,000 buildings are covered by LL97.

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### Covered Buildings

The law applies to any single building over 25,000 sq. ft., two or more buildings on the same tax lot with a combined total of over 50,000 sq. ft. and condominium buildings governed by the same board of managers that together exceed 50,000 sq. ft. Article 320 covers most market-rate buildings, while Article 321 applies to certain affordable housing and properties with rent-regulated units.

### Compliance Pathways

#### 1. Performance Pathway

A covered building is compliant if its annual calculated emissions are at or below the allowable limit determined by its property use type.

#### 2. Alternative Compliance Pathways

- **Temporary Adjustment:** Under certain conditions, a building may receive a temporary adjustment to the allowable emissions limit. Eligible circumstances include financial hardship, physical limitations and properties subject to historic preservation laws.
- **Prescriptive Pathway:** Buildings covered under Article 321, including certain types of affordable housing and houses of worship, may achieve compliance by implementing applicable Prescriptive Energy Conservation Measures (PECMs).

## Exemptions & Provisions

### Exemptions

The law does not apply to garden-style apartment buildings, city-owned buildings or industrial facilities primarily used for the generation of electric power or steam.

### Other Conditions

Following a change of ownership or the issuance of a Certificate of Occupancy, annual reporting is required after the first full calendar year of new ownership or occupancy.

A covered property following the Performance Pathway may partially reduce its annual emissions by using approved greenhouse gas offsets, renewable energy credits or clean distributed energy resources.

### Penalties & Enforcement

Under Article 320, the owner of a building that has exceeded its allowable building emissions limit may be liable for a civil penalty of up to \$268 per ton CO<sub>2</sub>e over the limit. Failure to file a report is a civil violation with a possible penalty of up to \$0.50 per square foot for each month that the violation is not corrected.

Under Article 321, the penalty for late submission or noncompliance may be \$10,000.

Knowingly providing false information is misdemeanor subject to a fine of up to \$500,000 and/or imprisonment of up to 30 days.

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- [Building Performance Standards](#) – Track, monitor and streamline BPS compliance.
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