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New York City Forges Path to Net Zero Buildings, Sets Rules to Meet 2030 Performance Standards Beginning in New Year

Leading Environmental Groups Issue Joint Statement on Issuance of Local Law 97 Final Rule

NEW YORK, NY (December 18, 2023) — The New York City Department of Buildings (DOB) has published the final version of its latest implementation rules for [Local Law 97](#), the city's landmark building performance law, which was adopted in June 2019, and aims to reduce the emissions produced by the city's largest buildings to net-zero by 2050. The law's requirements begin in 2024, with increasingly stringent targets in 2030 and beyond.

The final rule encourages early beneficial electrification in all covered buildings, clarifies the definition of "good faith" efforts for the first compliance period, as provided by the law, and gives direction to buildings that must meet the law's prescriptive path requirements, striking a balance between addressing challenges faced by buildings such as co-ops and condos and the imperative to reduce climate-warming emissions and achieve the long-term goals of Local Law 97.

DOB's approach will help ensure that NYC buildings meet 2030 performance standards through efficiency and electrification, while providing buildings the flexibility to invest in improvements in the most cost-effective way. Among the options for demonstrating a good faith effort is submitting a decarbonization plan that identifies specific actions in buildings that will reduce carbon emissions below the cap and a timeline and financial plan for executing those measures; choosing this option prohibits the purchase of renewable energy credits for compliance, helping to ensure local investment. DOB would provide building owners that meet the "good faith effort" criteria with additional time to meet the 2024 targets.

DOB's continued focus on building improvements will unleash a massive investment in building envelope upgrades and heat pumps, creating thousands of local, high-quality jobs, maximizing uptake of federal incentives, and reducing harmful air pollutants, all while improving comfort and quality of life for residents.

DOB's commitment today to proactively support the implementation of the law, announced in September, will help owners and managers improve their buildings, scale the workforce needed to make these improvements and identify financial incentives for specific measures. Our organizations look forward to

working with DOB to ensure robust implementation of the law and that buildings – especially affordable housing – have the support they need to invest in low-carbon retrofits, putting NYC on a path to net-zero buildings and setting the standard for the state and the nation.

Quotes:

“This is one more important step to make our world-leading climate law practical, implementable and real,” **said John Mandyck, CEO of Urban Green Council.** “The new rules provide clarity with incentives to accelerate carbon savings, especially with the new breakthrough beneficial electrification credit. We applaud DOB for establishing forward-looking and actionable compliance pathways in this rulemaking to achieve the carbon savings that are needed.”

“With the issuing of these implementation rules and – as importantly – the City’s proactive efforts to provide building owners with technical and financial support, New Yorkers will enjoy healthier, more comfortable buildings with dramatically better energy performance, **said Dale Bryk, Senior Fellow for Regional Plan Association.** “New York is once again showing how to align environmental and economic progress and deliver a better quality of life for its residents. We applaud Mayor Adams and Commissioner Oddo on taking these challenging– but necessary – steps forward that clearly reduce the city’s impact on our rapidly changing climate.”

“With buildings as the largest contributor of greenhouse gas emissions in New York City, the successful implementation of Local Law 97 is critical to meeting our clean energy goals and tackling the ongoing threat of climate change,” **said Alia Soomro, Deputy Director for NYC Policy for NYLCV.** “These new rules will strengthen the law by strengthening the mechanisms for compliance, resulting in massive green investments on our way to net-zero emissions for our largest buildings. We applaud Mayor Adams and Commissioner Oddo for their ongoing commitment to addressing the climate crisis and creating a greener, more sustainable New York City.”