

LOCAL LAW 97

OUTREACH AND EDUCATION REPORT

MAY 30, 2025



## **Purpose of the Report**

This annual Local Law 97 (LL97) Outreach and Education Report has been prepared pursuant to §28-320.5.1 of the New York City Administrative Code for compliance with the June 1, 2025 deadline.

§28-320.5.1. Reporting on outreach and education.

By June 1, 2021, and by June 1 in every year thereafter, the office of building energy and emissions performance shall submit a report to the mayor and the speaker of the council, detailing the outreach and education efforts made pursuant to section 28-320.5, including, but not limited to information provided about incentive programs and other sources of funding. Such report shall also include the number of staff members working at the office of building energy and emissions performance.

## **The Bureau of Sustainability**

The Department of Building's (DOB) Bureau of Sustainability consists of five units: the Office of the Deputy Commissioner, the Office of Building Energy & Emissions Performance (OBEEP), Sustainability Policy & Legal Affairs, Sustainability Outreach & Assistance, and Energy Code Compliance.

The Bureau of Sustainability comprises 112 staff, approximately 69 of whom support implementation of LL97. DOB, the Mayor's Office of Climate and Environmental Justice (MOCEJ), the New York City Department of Housing Preservation and Development (HPD), and other city and state government partners work to carry out the tasks necessary for the successful implementation of New York City's sustainability laws, including LL97.

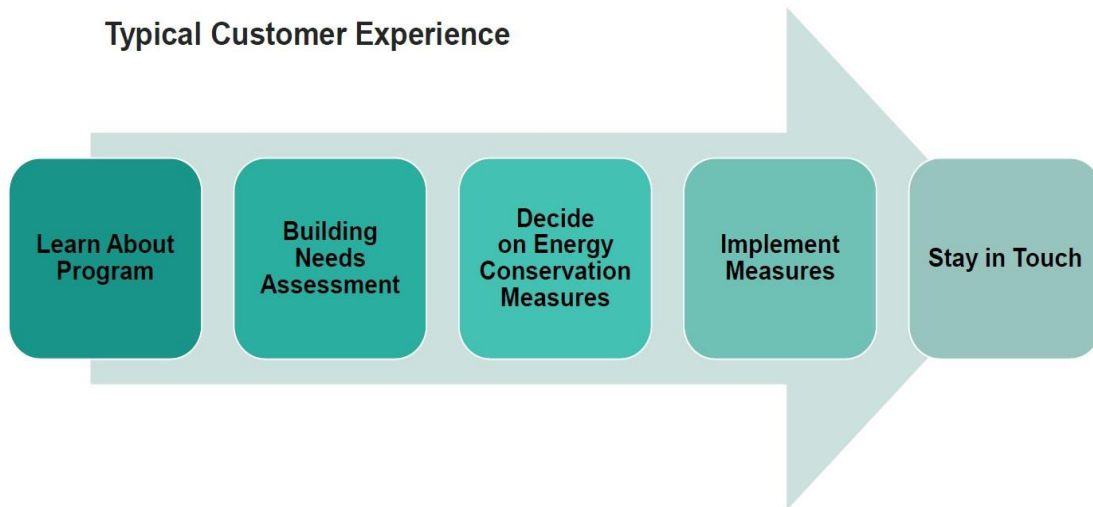
The Sustainability Outreach & Assistance unit was created to support citywide efforts to provide building owners and the industry with the information needed to comply with LL97 and other sustainability laws. Supported by all staff in the Bureau, this unit works hand in hand with NYC Accelerator (NYCA), MOCEJ, and the CUNY Building Performance Laboratory's Sustainability Help Center (SHC) to perform outreach and educate building owners and service providers, with the goal of advance energy efficiency and decarbonization efforts in New York City.

## NYC Accelerator

NYC Accelerator is a program established by the City and overseen by the MOCEJ to assist building owners with local law compliance requirements, boost building energy efficiency performance, increase energy savings, and reduce carbon emissions across New York City buildings. NYC Accelerator:

- Provides education and free technical guidance to help buildings in the NYC market transform their construction and operations
- Identifies building upgrade projects to help meet emissions limits established under LL97 and other local building sustainability laws
- Offers no-cost trainings and supports green workforce development
- Connects building decision-makers directly with service providers to implement decarbonization and energy efficiency projects
- Helps buildings identify applicable financial incentives and financing, such as NYC Accelerator PACE loans

### Typical Customer Experience



Resources NYC Accelerator uses to assist building owners include:

- The Find-a-Contractor tool
- The Building Energy Snapshot tool
- A listing of financial incentives
- Training resources
- Financing guidance
- Targeted campaigns to support LL97 education, compliance, and reporting
- Case studies
- Expo style events connecting building decision-makers with service providers
- Educational webinars
- "Open house" guided tours of buildings showcasing LL97 upgrades
- LL97 "In Your District" Events held with local Council Members.

To date, NYC Accelerator has:

- Engaged 30,783 buildings (26,071 of which are on the LL97 CBL), including 19,912 affordable housing buildings (16,881 of which are on the LL97 CBL)
- Conducted 1,060 solar feasibility assessments (672 for buildings on the LL97 CBL)
- Trained over 2,084 participants.

NYC Accelerator hosts and participates in events to educate audiences on LL97 and other decarbonization topics. Over the past year, the program has participated in 72 events and hosted an additional 17 events.

These events covered various topics, including:

- Solar
- Financing
- Beneficial electrification
- Green leasing
- LL97 compliance for property managers
- LL97 compliance for industrial & manufacturing properties
- Article 321 compliance

At the direction of MOCEJ, NYC Accelerator, along with Con Edison, National Grid, and DOB, conducts “In Your District” events with NYC council members for the benefit and education of their constituents. “In Your District” events that have been conducted in the past year include:

<b>Date</b>	<b>Title</b>	<b>Councilmember</b>	<b>Location</b>	<b>Time</b>
6/20/24	LL97 in District 10	Carmen De La Rosa	Our Savior's Atonement Lutheran Church/Cornerstone Center:	6-7:30 pm
7/8/24	LL97 in District 47	Justin Brannan	Virtual	6-7:30 pm
7/24/24	LL97 in District 37	Sandy Nurse	Virtual	6-7:30 pm
10/28/24	LL97 in District 33	Shahana Hanif	Virtual	6-7:30 pm
12/11/24	LL97 in District 3	Erik Botcher	Virtual	6-7:30 pm
1/28/25	LL97 in District 2	Carlina Rivera	Virtual	6-7:30 pm
2/13/25	LL97 in District 11	Eric Dinowitz	Virtual	6-7:30 pm
2/18/25	LL97 in District 17	Rafael Salamanca	Virtual	6-7:30 pm
3/6/25	LL97 in District 46	Mercedes Narcisse	Virtual	6-7:30 pm
3/20/25	LL97 in District 29	Lynn Schulman	Virtual	6-7:30 pm
3/26/25	LL97 in District 48	Inna Vernikov	Virtual	6-7:30 pm
4/10/25	LL97 in District 1	Christopher Marte	Virtual	6-7:30 pm
4/22/25	LL97 in District 12	Kevin Riley	Virtual	6-7:30 pm

### **The Department of Buildings (DOB)**

DOB complements NYC Accelerator's efforts with significant outreach to building owners and industry groups, educating and assisting them through:

- Presentations/Webinars
- DOB NYC Accelerator Climate Action Meetings
- Published Newsletters
- Dedicated Webpage
- Resources, references, and filing guides
- Service Notices
- Direct Mailing/E-mail Blasts and phone calls

- Dedicated Email Address for Questions
- Implementation of the LL97 reporting portal (BEAM) with helpdesk functionality
- DOF Statement of Accounts (SOA)
- Social Media
- Rulemaking Process and Publication of Rules
- City Council Meetings and Public Hearings

## **Presentations/Webinars**

The Bureau of Sustainability conducted a substantial number of presentations to inform stakeholders about LL97 and their obligations under the law, and to help them file compliance reports. These presentations were delivered by DOB and sometimes include other partners like NYC Accelerator, MOCEJ, and HPD.

- May 2024 – Urban Land Institute (ULI): Sustainability and It's Continuing Impact on the NYC Market
- May 2024 – New York Mortgage Coalition Panel: Impact of LL97 on Affordable Housing
- May 2024 – Council Member Keith Power's District
- May 2024- Industrial and Manufacturing Businesses Information Session
- May 2024 – US DOE/PNNL: NYC Performance Based Energy Codes & Building Performance Standards
- Jun 2024 – DOB Service Provider Series: Finding and Using the Covered Buildings List and Matrix
- Jun 2024 – BOMA Committee: Reducing GHG Emissions From NYC Buildings
- Jun 2024 – Carmen De La Rosa's District
- Jun 2024 – BISNOW Conference – National Sustainability Panel
- Jun 2024 – DOB Service Provider Series – Calculating Building Emissions and Emission Limits for LL97 Submissions
- Jun 2024 – AIA Decarb Roundtable
- Jul 2024 – Environmental Protection Bureau: Reducing GHG Emissions From NYC Buildings
- Jul 2024 – Justin Brannan's District
- Jul 2024 – New York League of Conservation Voters: Reducing GHG Emissions From NYC Buildings
- Jul 2024 – DOB Service Provider Series - PECMs
- Jul 2024 - Sandy Nurse's District
- Jul 2024 - Affordable Multifamily Energy Efficiency Program - AMEEP Energy Efficiency and Local Law 97

- Jul 2024 – Carbon Challenge: Local Law 97 Guidance
- Jul 2024 – PCON Conference: Local Law 97
- Aug 2024 – DOB Service Provider Series: Beneficial Electrification
- Sep 2024 – Solar One: LL97
- Sep 2024 – SCALE: NYC Building Decarbonization
- Sep 2024 – FREUDS: Scaling building retrofits with AI and technology
- Oct 2024 – DOB Service Provider Series – Article 320 Information Guide
- Oct 2024 – UGC: LL97 Unpacking the Proposed Rules
- Oct 2024 – Senator Sanders “Going Green Initiative”
- Oct 2024 – NYC Accelerator Service Provider Expo & Symposium
- Oct 2024 – ASHRAE Tall Building Decarb Conference
- Oct 2024 – NYIEC Annual Seminar - LL97
- Oct 2024 – Shahana Hanif's District
- Oct 2024 – NYC Accelerator – Beneficial Electrification
- Oct 2024 – NFP Hospitals – 320.9 Adjustments
- Nov 2024 – Clean Energy NY Summit
- Dec 2024 - Cities in Action: Building Performance Standards for a Sustainable Future
- Dec 2024 - Industrial & Manufacturing Buildings - Information on Adjusted Limit Opportunities for LL97 & How To Apply
- Dec 2024 – Erik Botcher's District
- Jan 2025 – Carlina Rivera's District
- Feb 2025 – Industrial & Manufacturing Properties
- Feb 2025- ASHRAE: Overview of LL97 Reporting Process (BEAM)
- Feb 2025 – James Gennaro's District – Houses of Worship
- Feb 2025 – Eric Dinowitz's District
- Feb 2025 – Rafael Salamanca's District
- Mar 2025 - ASHRAE: LL97 Reporting Process (Article 321)
- Mar 2025 – Mercedes Narcisse's District
- Mar 2025 – Queens Borough President's Office – Co-Op Leaders
- Mar 2025 – ASHRAE: LL97 Article 320 Reporting Process (Article 320)
- Mar 2025 – Lynn Schulman's District
- Mar 2025 – ASHRAE: Article 321 Penalty Mitigation/CBL Disputes
- Mar 2024 – ASHRAE: Article 320 Penalty Mitigation/CBL Disputes
- Mar 2025 – Inna Vernikov's District
- Mar 2025 – ASHRAE: 320.7 Adjustments
- Mar 2025 – ASHRAE: Combined Reports
- Apr 2025 – Con Ed Service Providers
- Apr 2025 – UGC: LL97 Offsets: The Affordable Housing Reinvestment Fund
- Apr 2025 – Christopher Marte's District

- Apr 2025 – Kevin Riley's District

### **DOB NYC Accelerator Climate Action Meetings**

DOB partners with NYC Accelerator on a series of events that offer building owners and managers the opportunity to meet with a dedicated NYC Accelerator Account Manager. NYC Accelerator Account Managers then provide attendees with free one-on-one expert guidance to help buildings improve energy efficiency and identify pathways for LL97 compliance. Through this initiative, the NYC Accelerator team also provides support for: buildings transitioning off #4 oil, affordable housing, market-rate buildings, commercial and industrial buildings, and houses of worship. To date, the series has engaged 161 participants (73 from May 1, 2024 through April 30, 2025).

### **Published Newsletters**

DOB publishes newsletters that include educational information related to LL97. Articles with LL97 information appeared in the following publications over the past year:

- [May 2024](#) Countdown to Local Law 97 Deadline
- [July 2024](#) Service Updates
- [October 2024](#) Local Law 97 Updates
- [October 2024](#) Local Law 97's New Proposed Rules
- [December 2024](#) Act Fast on Local Law 97
- [January 2025](#) Deadline For Building Emissions Reports
- [February 2025](#) Local Law 97 Compliance Portal

### **Dedicated Webpage**

DOB maintains a webpage dedicated to LL97, [nyc.gov/LL97](https://nyc.gov/LL97), that is regularly refreshed with new content, and includes information on:

- LL97 basics, including the Administrative Code provisions and related rules, and identifying Covered Buildings and compliance pathways  
User Guides and access to the LL97 reporting portal [BEAM Platform](#)
- Frequently-asked-questions (FAQs)
- DOB Webinar Series presentations and video recordings
- Disputes and Violation information



- Incentives and Financing information
- Adjustments Guides and Templates
- Deductions and Alternatives for Calculating Building Emissions
- Professional attestation forms
- Fees
- Contact information for DOB Sustainability
- Helpful links, including NYC Accelerator, Sustainability Help Center, HPD's LL97 Guidance for Affordable Housing, and more.

## Resources

DOB has published numerous resources to educate and assist applicants with achieving compliance with LL97:

- [LL97 Compliance Report Submission Process](#)
- [DOB NOW User Guide](#)
- [ESPM User Guide](#)
- [BEAM User Guide](#)
- [CBL Disputes User Guide](#)
- [Extension Requests User Guide](#)
- [Article 320 Simple Building User Guide](#)
- [Article 321 \(PECMs\) User Guide](#)
- [Article 321 \(2030 Pathway\) User Guide](#)
- [LL97 Penalty Mitigation \(Article 320\) User Guide](#)
- [LL97 Penalty Mitigation \(Article 321\) User Guide](#)
- [Combined Report User Guide](#)
- [320.7 Adjustment User Guide](#)
- [NYC Accelerator 320.7 Adjustment Guide](#)
- [NYC Accelerator 320.7 Adjustment Guide for 321 Buildings](#)
- [User Guide for Deductions & Alternatives](#)

## Service Notices

Several service notices with important information regarding compliance with sustainability laws were published in the last year:

- [June 2024](#) Local Law 97 of 2019: Article 321 Workbook for Reporting Prescriptive Energy Conservation Measures

- [March 2025](#) Local Law 97 of 2019 Reporting Portal Officially Launches – Opening Greenhouse Gas Emissions Compliance Reporting Window
- [April 2025](#) 2025 Benchmarking Compliance Deadline Extended to June 30, 2025

### Direct Mailings/ E-mail Blasts

There were a substantial number of direct outreach efforts made to building owners and the industry about LL97 compliance through hardcopy letters and email blasts.

<u>Delivery</u>	<u>Subject</u>	<u>Audience</u>	<u>Date sent</u>	<u>Total sent</u>
email	Con Ed Lighting Upgrade Incentives	All CBL properties with emails	5/9/24	842
email	Con Ed Gas Incentives Notice	All CBL properties with emails	5/17/24	842
email	DOB Sustainability Service Provider Webinar Series (LL97)	LL87, LL84, DOB NOW applicants, and LL97 Task Force Members	6/5/24	7,975
email	Service Notice LL97 - Article 321 PECM Templates	LL87, LL84, DOB NOW applicants, and LL97 Task Force Members	6/6/24	7,888
email	DOB Accelerator Day	All CBL properties with emails	6/18/24	842
email	DOB Sustainability Service Provider Webinar Series (LL97)	LL87, LL84, DOB NOW applicants, LL97 Task Force Members, and prev. registrants	6/25/24	8,356
mail	State, Federal, Embassy Mailing	State, Federal, Embassy properties within NYC	7/5/24	184
email	DOB Sustainability Service Provider Webinar Series (LL97)	LL87, LL84, DOB NOW applicants, LL97 Task Force Members, and prev. registrants	7/5/24	8,505
email	LL88 ASHRAE/DOB webinar	LL87, LL84, DOB NOW applicants, LL97 Task Force Members, and prev. registrants	7/10/24	8,415
email	DOB Accelerator Day	All CBL properties with emails	7/11/24	841

email	Decarbonizing NYC: A Guide for Industrial & Manufacturing Buildings on LL97	manufacturing and industrial properties	7/11/24	97
email	Decarbonizing NYC: Property Management Firms Getting LL97 Done	LL87, LL84, DOB NOW applicants, LL97 Task Force Members, and prev. registrants	7/30/24	8,415
email	320 Info Guide Announcement	LL87, LL84, DOB NOW applicants, LL97 Task Force Members, and prev. registrants	8/8/24	8,375
email	Beneficial Electrification Webinar	LL87, LL84, DOB NOW applicants, LL97 Task Force Members, and prev. registrants	8/12/24	8,375
email	DOB Accelerator Day	All CBL properties with emails	8/16/24	841
email	Climate Mobilization Act Affordable Housing Training Webinar - 9-18-24	LL87, LL84, DOB NOW applicants, LL97 Task Force Members, and prev. registrants	9/5/24	8,375
email	Master Local Law 97 Compliance Workshop- 9-18-24	Full Distribution List	9/11/24	8,959
email	Decarbonizing NYC Offices - Implementing Forward-Thinking Fit-Outs	Full Distribution List	9/12/24	8,957
email	DOB Accelerator Day	All CBL properties with emails	9/16/24	841
email	10-2-24 ASHRAE webinar	Full Distribution List	9/26/24	9,015
email	NYC Accelerator Service Provider Expo and Symposium Wed. 10-16-24	Full Distribution List + Sustainable Contractors	10/2/24	9,048
email	Urban Green Unpacking the Proposed Rules 10-9-24	Full Distribution List	10/7/24	9,033
email	3rd Rule Package announcement	Full Distribution List	10/9/24	9,033
email	DOB Accelerator Day	All CBL properties with emails	10/15/24	841

email	Navigating LL97 Discover the Power of Beneficial Electrification - 10-30-24	Full Distribution List	10/28/24	9,034
email	The Future of Multifamily Positioning Condos and Co-ops 11-7-24	Full Distribution List	10/28/24	9,033
email	Local Law 97 Notice Reporting Portal Summary Document	Full Distribution List	11/1/24	9,027
email	DOB Accelerator Day - February	All CBL properties with emails	1/3/25	841
email	Steps to Reporting LL97 Compliance for 2024	Full Distribution List	1/6/25	9,027
mail	Article 321 Properties within 15%, and above 15%	All Article 321 properties	1/6/25	7,983
email	Local Law 97 Compliance for Article 321 Buildings	All Article 321 properties	1/13/25	812
email	Action Required - Deadline Approaching: Applying for Extension to Submit Local Law 97 Report	Full Distribution List	1/15/25	10,837
email	Action Required - Deadline Approaching: Applying for Extension to Submit Local Law 97 Report	Full Distribution List	1/21/25	10,837
email	DOB Accelerator Day - January	All CBL properties with emails	1/23/25	841
email	I&M webinar 2-19-25	Industrial & Manufacturing list	2/12/25	133
email	DOB 1-28-25 ASHRAE webinar	Full Distribution List	2/21/25	11,156
email	DOB Accelerator Day - March	All CBL properties with emails	2/26/25	841
email	DOB 1-28-25 ASHRAE webinar	Full Distribution List (up to 9500)	2/27/25	9,500
email	Benchmarking Forum notice	Full Distribution List (up to 9800)	2/28/25	9800

email	BEAM Portal Open notice	Full Distribution List (up to 9800)	3/3/25	9800
email	DOB Sustainability Service Provider Webinar Series (LL97) - 3-7-25	Full Distribution List (up to 9800)	3/4/25	9800
email	DOB Sustainability Service Provider Webinar Series (LL97) - 3-11-25	Full Distribution List (up to 9800)	3/5/25	9800
email	DOB Sustainability Service Provider Webinar Series (LL97) - 3-14-25	Full Distribution List (up to 9800)	3/6/25	9800
email	DOB Sustainability Service Provider Webinar Series (LL97) - 3-11-25	Full Distribution List (up to 9800)	3/7/25	9800
email	DOB Sustainability Service Provider Webinar Series (LL97) - 3-18-25	Full Distribution List (up to 9800)	3/10/25	9800
email	HoW Webinar on 3-19-25	HoW Distribution List	3/12/25	93
email	Reminder for the 3/14 Article 321 part 2 webinar	Full Distribution List (up to 9800)	3/13/25	9800
email	3/20 LL88 webinar	Full Distribution List (up to 9800)	3/14/25	9800
email	Reminder for the 3/18 Article 320 part 2 webinar	Full Distribution List (up to 9800)	3/17/25	9800
email	Reminder for the 3/20 LL88 webinar	Full Distribution List (up to 9800)	3/18/25	9800
email	3/25 320.7 Adjustment Webinar	Full Distribution List (up to 9800)	3/20/25	9800
email	Combined Reports on 3/28 webinar	Full Distribution List (up to 9800)	3/21/25	9800
email	Reminder for the 3/25 320.7 Adjustments Webinar	Full Distribution List (up to 9800)	3/24/25	9800
email	Reminder for the combined reports on 3/28 webinar	Full Distribution List (up to 9800)	3/26/25	9800
email	Local Law 84 E-Blast	Full Distribution List (up to 9800)	3/30/25	9800
email	1-Month Deadline to report notice	Full Distribution List (up to 9950)	4/2/25	9950
email	AHRF/Offsets webinar notice	Full Distribution List (up to 9950)	4/2/25	9950
email	reminder for Offsets webinar	Full Distribution List (up to 9950)	4/7/25	9950

email	3-Week Deadline	Full Distribution List (up to 9950)	4/11/25	9950
email	DOB Accelerator Day - May	All CBL properties with emails	4/14/25	841
email	Clarification on Use of Estimated Utility Data for LL84 & LL97 Compliance	Full Distribution List (up to 9950)	4/16/25	9950
email	Service Notice posted - 2025 Benchmarking Compliance Deadline Extended to June 30, 2025	Full Distribution List (up to 9950)	4/21/25	9950
email	1-Week Deadline	Full Distribution List (up to 9950)	4/24/25	9950

### **Direct Contact with Building Owners via Telephone**

Working closely with NYC Accelerator and where contact information was available, DOB made telephone calls to certain building owners in jeopardy of receiving significant penalties during the 2024-2029 compliance period, to inform and educate them about the law and connect them with a dedicated NYC Accelerator account manager.

### **Dedicated Email Address for Questions**

DOB responded to approximately 1901 of 2091 emails received between May 2024 and April 2025 through a dedicated email box for LL97 questions: [ghgemissions@buildings.nyc.gov](mailto:ghgemissions@buildings.nyc.gov). DOB continues to respond to those emails received and correspondents are notified that we are working on their requests for information. A significant number of additional questions were answered during presentations and webinars. In 2025, with the roll-out of the LL97 reporting portal (BEAM), a substantial number of inquiries are also being directed to the BEAM site. As of April 30th, DOB has received 864 emails in BEAM, has responded to 799 of these, and continues to respond to all inquiries.

\*(Some emails may have been sent to multiple email boxes, potentially resulting in some amount of duplication of the aggregate number of emails received.)

### **Department of Finance (DOF) Statement of Accounts**

Building owners are notified of LL97 compliance requirements by DOF on their quarterly Statement of Accounts (SOA).

Typical language is reflected here:

#### Compliance Notification

**Greenhouse Gas Emission Reductions:** This property may be subject to Local Law 97 of 2019, as amended, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due in 2025. All buildings required to comply with Local Law 97 and Local Law 88 of 2009, as amended, must submit their reports by May 1, 2025, with a 60-day grace period through June 30, 2025. Buildings also have until June 30, 2025, to apply for an extension of the reporting deadline to August 29. For more information, visit [www.nyc.gov/LL97](http://www.nyc.gov/LL97).

Is your building prepared? Contact NYC Accelerator for compliance support, financing options, and connections to vetted service providers. For more details, visit [www.accelerator.nyc/ll97](http://www.accelerator.nyc/ll97) or call (212) 656-9202.

**Reminder:** The building sustainability laws noted here take place at the level of an individual building (as designated by a building identification number, or BIN), even though the covered buildings are identified by tax lots (as designated by a borough-block-lot number, or BBL). For more information, visit [www.nyc.gov/site/buildings/codes/sustainability.page](http://www.nyc.gov/site/buildings/codes/sustainability.page).

#### Social Media

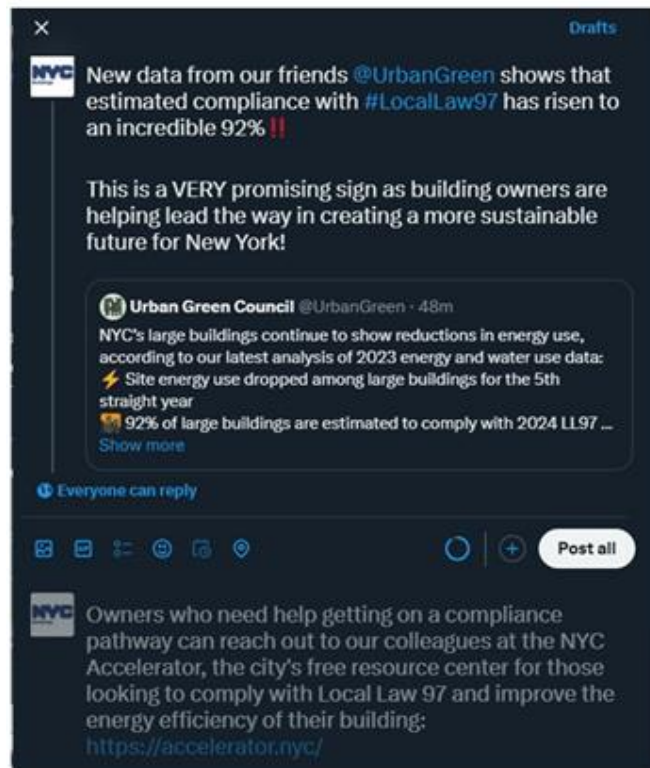
Social media is another form of outreach the DOB uses to inform building owners and the industry about LL97. A total of approximately 114 posts regarding LL97 were made in the last year:

- Twitter: 22
- Facebook: 25
- Instagram: 4
- Linked In: 51
- Threads: 12

Select examples are posted here:

Twitter:

[Twitter:](#)



Facebook:





**NYC Buildings**  Just now · 

Are you a building owner, or property manager having to comply with Local Law 97? Are you struggling to determine pathways to compliance? Join us next week (Wednesday, Sept. 18) for a morning deep dive into strategies to avoid fines and reduce your building's energy consumption! A short panel will cover the basics of [#LocalLaw97](#), and building decarbonization before we split into breakout groups for Q&A. Attendees will have the option to schedule an appointment with one of t... See more

## DEMYSTIFYING LOCAL LAW 97: PATHWAYS TO COMPLIANCE



Are you a building owner, or property manager having to comply with Local Law 97? Are you struggling to determine pathways to compliance? Join the DOB and NYC Accelerator for a morning deep dive into strategies to avoid fines and reduce your building's energy consumption!

**SEPT. 18 2024**  
The Greene Space -  
44 Charlton St  
9:00 AM to 11:00 AM



→ SIGN UP AT [WWW.DEMYSTIFYLL97.EVENTBRITE.COM](http://WWW.DEMYSTIFYLL97.EVENTBRITE.COM)

**NYC** **NYC**  **SOLARBOSS**

**NYC Buildings**  Just now · 



## Need a Local Law 97 extension? Don't wait!

**NYC Buildings**



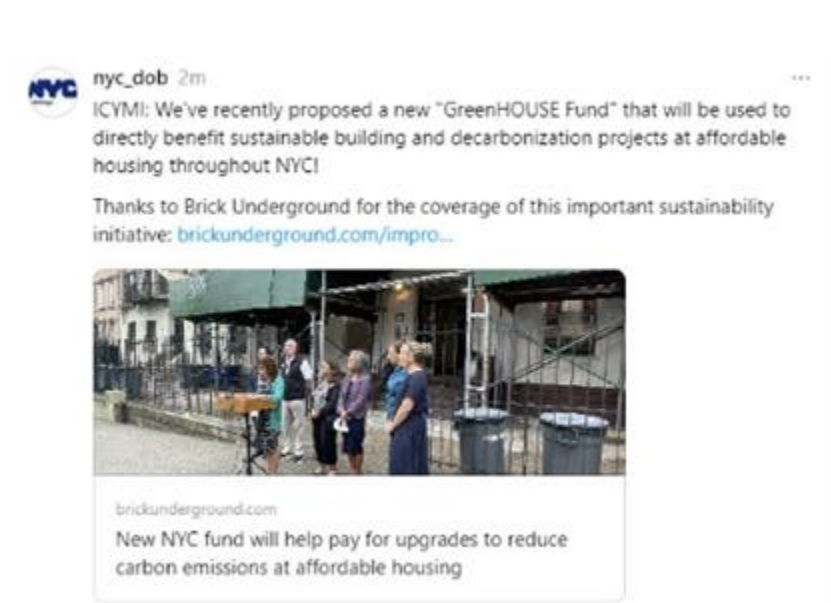
Instagram:



LinkedIn:



Threads:



## Publication of Rules

DOB published a third major Rule package during the year to advance the implementation of LL97. This Rule package:

- Established a coefficient for calculating the emissions resulting from the use of certain biofuels,
- Established an alternative coefficient for certain co-generation systems,
- Established the type of GHG offsets that may be used as a deduction from annual building emissions to achieve compliance,
- Established the filing requirements for applications for an adjustment to annual building emission limits in accordance with section 28-320.7 of the Administrative Code for buildings facing an "external constraint," due to being subject to a provision of law or affected by a physical condition, and for buildings facing a financial constraint,
- Amended the schedule of fees to include fees associated with filing of emissions reports, and
- Amended the penalty provisions relating to failure to file energy efficiency reports for consistency in enforcement across programs.



These rules were published in the [City Record](#) on October 4, 2024 and became effective on January 19, 2025. As part of the City Administrative Procedure Act (CAPA), the public was given the opportunity to comment on proposed rules during the statutorily required comment period. The DOB's [Rules](#) webpage includes all rules pertaining to the work of the department.

## **City Council Hearings**

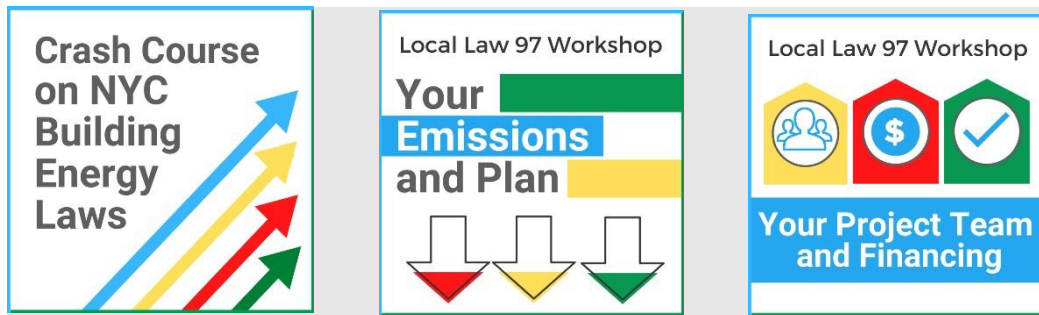
There were two NYC Council hearings that covered LL97 issues during the year:

- (1) Executive Budget Hearing- Committee on Housing and Buildings- 5/14/2024 ([The New York City Council – Meeting of Committee on Housing and Buildings on 5/14/2024 at 9:30 AM \(nyc.gov\)](#));
- (2) Preliminary Budget Hearing – Committee on Housing and Buildings 3/25/2025 ([The New York City Council – Meeting of Committee on Housing and Buildings on 3/25/2025](#))

## **[Sustainability Help Center](#)**

DOB also works with the [CUNY Building Performance Laboratory's Sustainability Help Center \(SHC\)](#), which functions as an additional resource for buildings and the industry to advance compliance with sustainability laws. SHC receives thousands of phone and email inquiries each year regarding clarification on compliance guidelines and reporting requirements. In addition to live support, SHC offers virtual classes and trainings pertaining to building sustainability in NYC.

The Carbon Reduction Workshop Series includes a Crash Course on NYC Building Energy Laws, Local Law 97 Workshop – Your Emissions and Plan, and Local Law 97 Workshop – Your Project Team and Financing.



Through the coordinated efforts of the MOCEJ, DOB, NYC Accelerator, and SHC, building owners and the industry are provided with resources, education and personalized assistance to help them comply with LL97.