

INSTALL ELECTRIC HEAT PUMPS TO REDUCE FINES UNDER LOCAL LAW 97



Local Law 97 (LL97) is here, and your building could be facing penalties for 2024. LL97 requires buildings over 25,000 square feet to meet annual emissions limits, and the first compliance reports are due on May 1, 2025. NYC Accelerator can help you [find out where your building stands](#) and suggest upgrades to avoid costly penalties.

Get Closer to Achieving LL97 Compliance with Electrification

To meet LL97 requirements and minimize fines, begin replacing fossil fuel systems with electric alternatives like electric heating and hot water systems. NYC offers a credit for electrifying buildings, allowing you to claim lower emissions now or in the future. You do not need to fully electrify your systems to qualify.

Maximize Benefits with Early Installation

Get started by installing heat pump water heaters (HPWHs), which can be less expensive and disruptive than space heating. Install heat pumps as soon as possible to reduce emissions and stockpile credits for future use. **Credits for equipment installed after Jan. 1, 2027, are worth half as much.** Partial electrification can start you on the path toward decarbonization and allow you to more quickly access the credit.

Get Rebates from Con Edison and National Grid

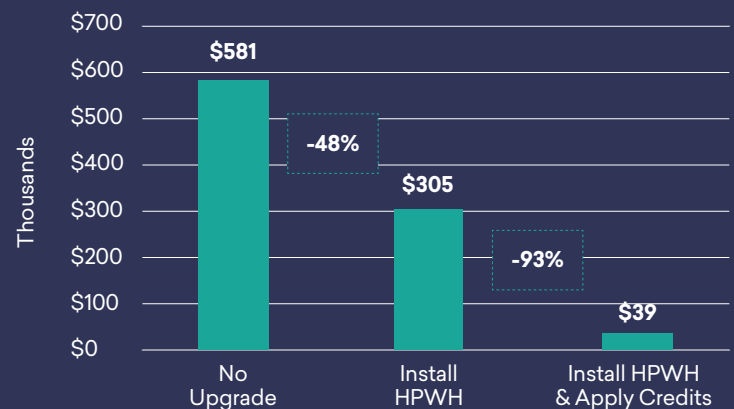
Con Edison offers up to \$1,000 per apartment for installing full- or partial-load HPWHs and additional incentives for heating electrification.

National Grid offers rebates covering up to 70% of the cost for energy-saving improvements.

Success Scenario

- A typical 90,000 square foot multifamily building using gas for heating installs an electric HPWH in 2025.
- This upgrade reduces emissions subject to LL97 fines.
- Between 2025 and 2034, fines could decrease by 48%, from \$581,000 to \$305,000.
- Applying electrification credits during the strictest limits (2030–2034) could decrease fines by 93%, from \$581,000 to \$39,000.

LL97 Fines (2025–2034)



Scenario assumes baseline boiler coefficient of performance (COP) 0.82, HPWH COP 3.0, and building energy use intensity 135 kBtu/square foot. This is the average hot water energy consumption per square foot for buildings in New York City, as reported by the Mayor's Office of Climate and Energy Technical Working Group Report.



Contact NYC Accelerator today to get started.

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NYC Accelerator is a program of the NYC Mayor's Office of Climate & Environmental Justice.

