

LOCAL LAW 97 ARTICLE 321



Under New York City's (NYC) Local Law 97 (LL97), most buildings over 25,000 gross square feet must meet increasingly stringent carbon emissions caps, starting in 2024.¹ This law helps NYC reach its goal of carbon neutrality by 2050.

Understanding Alternative Compliance Pathways for Affordable Housing

LL97 provides several different compliance pathways for affordable housing buildings. This document focuses on **Article 321**, which requires that Covered Buildings meet one of the following conditions:

- The annual building emissions did not exceed the carbon limits for 2030–2034. (Building owners must submit a report certified by a registered design professional by May 1, 2025.)
- The building implemented the applicable Prescriptive Energy Conservation Measures (ECMs) by December 31, 2024. (Building owners must submit a report certified by a retro-commissioning agent by May 1, 2025.)

Covered Buildings, as stated above, include buildings in which more than 35 percent of units are rent-regulated, regardless of whether they contain units with income restriction; Housing Development Fund Corporation cooperatives; and buildings that include federal project-based assistance (e.g., Section 8, 202, 811, CoC), including buildings on New York City Housing Authority land that participate in the Permanent Affordability Commitment Together program.

¹ <https://www1.nyc.gov/site/sustainablebuildings/ll97/local-law-97.page>



Contact NYC Accelerator today to get started.

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



Prescriptive ECMs

1. **Adjust temperature set points for heat and hot water**
2. **Repair heating system leaks**
3. **Maintain heating system**
4. **Install individual temperature controls or insulated radiator enclosures**
5. **Insulate heating and hot water pipes**
6. **Insulate steam system condensate tank or water tank**
7. **Install heating system sensors and boiler controls**

ECMs continued on next page.

Access HPD's LL97 guidance and affordable housing FAQs at on.nyc.gov/3rcnW9E.

How Can NYC Accelerator Help?

We are leading an effort to improve the quality of life and health of our communities by making New York City carbon neutral by 2050. The NYC Accelerator team provides the following assistance to help all building owners and managers:

- Determine your building's local law compliance requirements, LL97 emissions caps, and estimated penalty amounts (if applicable).
- Provide technical assistance to determine the optimal local law compliance pathway for your building and identify opportunities to reduce carbon emissions and energy costs.
- Connect you to financial incentives and financing options, including utility incentive programs and Housing Preservation & Development financing programs.
- Provide guidance finding service providers and soliciting project proposals.

For buildings with affordable and/or rent-regulated units that do not meet the criteria listed above, find more information in the LL97 Guidance for Affordable Housing and FAQs: <https://nyc.gov/LL97forHousing>

The NYC Department of Buildings will issue additional guidance on LL97 Article 321.



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Prescriptive ECMs

8. Repair or replace steam traps
9. Install or upgrade steam system master venting
10. Upgrade common area lighting to comply with New York City Energy Conservation Code
11. Weatherize and air seal, where appropriate
12. Install timers on exhaust fans
13. Install radiant barriers behind all radiators