

STEPS TO REPORTING LL97 COMPLIANCE



Reports for Local Law 97 (LL97) compliance are due to the NYC Department of Buildings on May 1 of each year.* Understanding your compliance is a multi-step process. NYC Accelerator does not expect you to do this all on your own. When you contact us, we'll walk you through the steps needed to comply and offer support with each step. Below is a simple guide to give you an overview of what's required.

	Action	Stakeholders
Today	Step 1: Find Out if Your Building Is Covered by the Law	
	<input type="checkbox"/> Use the Building Energy Snapshot to see projected building emissions, compliance pathways, and penalties.	Building Owner/ Property Manager
	<input type="checkbox"/> Contact NYC Accelerator if you have questions about your compliance status and requirements. Is your building on an Article 320 or 321 Covered Buildings List? Is your first report deadline in 2025 or later due to the number of rent-regulated units or income-restricted status of your building?	Building Owner*/ Property Manager, NYC Accelerator
LL97 Compliance Pathways Reporting		
Article 320 Compliance Pathway <i>Private sector, non-rent regulated accommodations</i>		Article 321 Compliance Pathway <i>Certain rent-regulated accommodations, houses of worship</i>
<ul style="list-style-type: none"> • Meet 2024–2029 emissions limits • AND apply deductions (Beneficial Electrification, Offsets, Renewable Energy Credits [RECs]) • OR penalty mitigation (good faith efforts or unforeseen events) • OR pay penalty 		<ul style="list-style-type: none"> • Complete Prescriptive Energy Conservation Measures (PECMs) • OR meet the Article 320 2030 emissions limit • OR penalty mitigation • OR pay penalty
Step 2: Prepare for Reporting and Compliance with Emissions Limits		
	<input type="checkbox"/> Contact NYC Accelerator to connect with a service provider and begin preparing information required for your compliance report.‡ An Account Manager can work with you to verify the following items: <ul style="list-style-type: none"> • Accuracy of benchmarking data used to assess your building's LL97 compliance status • Building gross floor area • Reporting requirements if there are multiple buildings on the same borough, block, or lot • ENERGY STAR® Portfolio Manager property type or occupancy group and emissions coefficients 	Building Owner†/ Property Manager, NYC Accelerator/ Service Provider

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<input type="checkbox"/>	Estimate potential financial penalties using years of benchmarking (energy use) data, compliance pathways, and next steps.	Building Owner/ Property Manager, NYC Accelerator/ Service Provider
Step 3: Complete a Compliance Report Based on Building Type		
<input type="checkbox"/>	Work with a registered design professional (RDP) or retro-commissioning agent (RCxA) to collect and verify building gross floor area and all 2024 energy consumption and benchmarking data as required based on your building's compliance pathway (Article 320 or 321). NYC Accelerator can help you find an RDP or RCxA. You can also search our list of service providers .	RDP/RCxA, Building Owner/ Property Manager

May 1

<input type="checkbox"/>	For Article 320 buildings , work with an RDP to apply relevant deductions, including Offsets and RECs. Consider the Beneficial Electrification Credit, if applicable.	For Article 321 buildings , work with an RCxA to verify PECMs or an RDP on compliance with 2030 emissions limits.	RDP/RCxA, Building Owner/ Property Manager
<input type="checkbox"/>	If pursuing Penalty Mitigation, work with an RDP to satisfy all reporting requirements (e.g., decarbonization plan).	If pursuing Penalty Mitigation, work with an RDP or RCxA to satisfy all reporting requirements; or consider a filing extension.	RDP/RCxA, Building Owner/ Property Manager
<input type="checkbox"/>	Confirm filing fees and that all reporting requirements are met. • 320 Info Guide , 321 Filing Guide		RDP/RCxA, Building Owner/ Property Manager
Step 4: File Compliance Report			
<input type="checkbox"/>	Work with an RDP or RCxA to assess, certify, and submit compliance reports and any additional required documentation to the Department of Buildings no later than May 1 of each year.*		RDP/RCxA, Building Owner/ Property Manager

Planning for Future Compliance Years

Building owners seeking compliance with Article 321's PECMs pathway needed to complete work in advance of the report submission. If additional time is needed, owners can submit a Mediated Resolution by May 1, 2025,[‡] which will extend the deadline for completing the PECMs. Building owners with properties covered under Article 320 may opt for a phased approach, with building upgrades completed as needed to meet emissions limits over time. NYC Accelerator and qualified service providers can help you develop a Building Needs Assessment, Scope of Work, financing and incentive package, and project schedule that considers your compliance pathway, as well as technical, financial, and logistical needs specific to your building.

*Subject to applicable annual 60-day grace periods and any authorized extensions. [†]For co-ops and condo boards, create a working group of unit owners to coordinate compliance planning. [‡]While only an RDP can certify and submit your annual emissions report, a variety of energy specialists can help you understand your LL97 compliance status and requirements. NYC Accelerator Account Managers can help you and/or connect you with professionals through our Service Provider Program.

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.

