



Legislation Text

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Int. No. 237

By Council Members Gennaro, Stevens, Restler, Nurse and De La Rosa

A Local Law to amend the administrative code of the city of New York, in relation to buildings required to be benchmarked for energy and water efficiency

Be it enacted by the Council as follows:

Section 1. Section 28-309.2, as amended by local law number 133 for the year 2016 and local law 126 for the year 2021, is amended by amending the definition of “covered building” to read as follows:

COVERED BUILDING. As it appears in the records of the department of finance: (i) a building that exceeds [25,000] 10,000 gross square feet [(2323 m²)], (ii) two or more buildings on the same tax lot that together exceed [100,000] 50,000 gross square feet [(9290 m²)], (iii) two or more buildings held in the condominium form of ownership that are governed by the same board of managers and that together exceed [100,000] 50,000 gross square feet [(9290 m²)], or (iv) a city building.

Exceptions: The term “covered building” shall not include:

1. Any building owned by the city that participates in the tenant interim lease apartment purchase program.
2. Real property classified as class one pursuant to subdivision one of section 1802 of the real property tax law.
3. Real property, not more than three stories, consisting of a series of attached, detached or semi-detached dwellings, for which ownership and the responsibility for maintenance of the HVAC systems and hot water heating systems is held by each individual dwelling unit owner, and with no HVAC system or hot water heating system in the series serving more than two dwelling units, as certified by a registered design professional to the department.

§ 2. This local law takes effect January 1, 2023.

4/13/2022