



Legislation Text

File #: Res 1004-2007, Version: *

Res. No. 1004

Resolution calling upon the New York State Legislature to amend the New York State Real Property Tax Law, with respect to properties in the City of New York, to establish a declining property tax exemption on properties constructed or reconstructed where such construction or reconstruction includes the installation of a green roof.

By Council Members Koppell, Weprin, Gennaro, Brewer, Comrie, Felder, Fidler, Gentile, Gerson, James, Liu, Mark-Viverito, Nelson, Recchia Jr., Gonzalez, Jackson, Sears and Garodnick

Whereas, New York City continually confronts the problems of air pollution, compromised water quality, and the “urban heat island effect”, which is the difference in temperature between a city and the surrounding countryside and is caused by the expanse of dark surfaces, which absorb solar radiation instead of reflecting it away, causing the temperature of the surfaces and the air around them to rise, as well as transferring collected heat inside of buildings; and

Whereas, The “urban heat island effect” is increased because cities have less foliage to shade buildings, intercept solar radiation, and cool the air and New York City, specifically, is estimated to be 3.6°F to 5.4°F warmer than surrounding suburbs in the summer; and

Whereas, Combined sewer overflows (CSOs) regularly occur during periods of rainfall or snowmelt in New York City, resulting in the annual emission of billions of gallons of untreated sewage and stormwater directly into our waterways; and

Whereas, Stormwater, itself, may also contain a number of harmful pollutants, including heavy metals, grease and oil, toxins, bacteria and sediments; and

Whereas, The United States Environmental Protection Agency has designated the New York Metropolitan Area as a “nonattainment area ” for PM2.5 and ozone, meaning that our area does not meet the National Ambient Air Quality Standards set for those pollutants pursuant to the Clean Air Act; and

Whereas, Air quality is a vital concern, particularly since one in eight New Yorkers has been diagnosed with asthma at some point during their lives; and

Whereas, A green roof is a of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane, which also protects the integrity of the underlying roof; and

Whereas, Green roofs provide a number of environmental and public health benefits, including reduction of the “urban heat island effect”, stormwater retention, improved air quality, energy conservation, and habitat, in addition to economic, recreational and aesthetic advantages; and

Whereas, Despite the numerous environmental, recreational and aesthetic benefits associated with the installation of green roofs, residential homeowners and developers are often reluctant to install green roofs because the cost can be twice as expensive compared to the installation of a conventional roof; and

Whereas, The “urban heat island” effect, water pollution resulting from stormwater runoff, and air quality problems should be addressed in a practical and environmentally acceptable manner; and

Whereas, Providing a declining property tax exemption to stimulate City residential and commercial taxpayers to both retrofit green roofs on existing buildings and install new ones would not only offset some of the costs associated with retrofitting and installation, but would also address many of the City’s environmental concerns by promoting cleaner air, reducing storm-water runoff, lowering the City’s energy consumption, and ultimately reducing the “urban heat island effect”; now therefore, be it

Resolved, That the Council of the City of New York calls upon the New York State Legislature to amend the New York State Real Property Tax Law, with respect to properties in the City of New York, to establish a declining property tax exemption on properties constructed or reconstructed where such construction or reconstruction includes the installation of a green roof.

AB 7/19/07
LS # 3640
DD 2/23/07
LS #2658