



Benchmarking score: Manhattan 83 - Staten Island 39

October 29, 2012 - Green Buildings

Staten Island at 39% has the lowest Benchmarking compliance rate of any Borough in New York City. According to PlaNYC - the Mayor's Office Report on Long-Term Planning & Sustainability, compliance rates by Borough were: Manhattan - 83%, Queens - 72%, Bronx - 71%, Brooklyn - 69% and Staten Island - 39%.

Because these Benchmarking regulations have only recently phased in - with the first filing deadline of December 31, 2011, it is understandable, as with anything new and innovative, that there will be some confusion the first time around. However, now that the results are in, it's clear that outreach efforts need to continue to help property owners become more aware of Benchmarking compliance requirements.

Property owners who missed the filing deadlines for both the 2010 and 2011 Benchmarking Cycles have already received fines and violations. It is important for them to note the difference in the requirements for clearing violations for the 2010 and 2011 Benchmarking Cycles. If an owner missed the first deadline of December 31, 2011 (the 2010 Cycle) all that is required to clear this violation is to pay the \$500 fine. However, if an owner missed the May 1 deadline (the 2011 Cycle) the requirements for clearing this violation are more involved. First the \$500 fine must be paid and a Benchmarking report must be filed. If a Benchmarking report for the 2011 Cycle was not filed by the second filing deadline - August 1 - then the owner will receive a second \$500 fine and violation on or about November 1. If the Benchmarking report for the 2011 was not filed by November 1, then a third violation and fine will be issued. To stop the fines and violations for the 2011 Benchmarking Cycle, owners should file their reports as soon as possible (and pay their fines).

Coming Up in 2013

- * Benchmarking reports for the 2012 Cycle will need to be filed by May 2013
- * Local Law 87 (Energy Audits and Retro-Commissioning) compliance requirements start in 2013. Fines for Non Compliance start at \$3,000 and go up to \$5,000.

Your building may qualify for up to 50% funding if you start the audit/retro-commissioning process now. This subject will be covered in detail in subsequent articles starting in November.

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