



100% prop. tax exemption for new green construction and renovation

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This past October, assemblyman Fred Thiele and senator Ken LaValle held a press conference to promote a new law they sponsored (signed by governor Cuomo on July 20th) which provides a tax incentive to homeowners and builders who construct (or renovate) energy efficient green buildings.

The new law authorizes a local government or school district by local law, ordinance, or resolution to provide a real property tax exemption for construction or improvements constructed after January 1, 2013 which meets LEED certification standards for green buildings. As part of the event, Thiele and LaValle unveiled a model local law or resolution the towns, villages, or school districts could adopt. The new law covers buildings constructed or improved for businesses (commercial) as well as homeowners (residential).

Thiele and LaValle stated, "New York has become pro-active in promoting efforts to reduce energy demands and greenhouse gas emissions by promoting energy efficiency in homes and businesses throughout the state. Significant measures have already been enacted in an effort to accomplish this goal such as on-bill financing, solar feed-in tariffs, and net metering. This legislation would provide another major incentive to promote energy efficiency and conservation. Not only will this legislation reduce energy demand, it will promote economic development by encouraging new construction that meets green building standards. This bill will make a real difference in encouraging green construction for both homes and businesses. These incentives will encourage the use of the highest level of energy design in new construction."

Also speaking in support of the new legislation was town of Southampton supervisor, Anna Throne-Holst and county legislators, Schneiderman and Romaine. In a follow-up email legislator Ed Romaine shared the following, "It was a pleasure to meet yesterday at the press conference with senator La Valle and assemblyman Thiele.

Legislator Schneiderman and myself will be introducing legislation to authorize the Suffolk County to offer property tax exemptions/incentives to those that construct green buildings capable of meeting LEED standards. Likewise, as I mentioned, I am currently seeking election as supervisor of Brookhaven Town and have pledged to seek similar legislation for those constructing green buildings within Brookhaven.

I look forward to working with you and your organization in the effort to create green jobs."

To be eligible for the tax exemption, the construction must exceed \$10,000, be certified as a green building, and be the subject of a valid building permit. Ordinary maintenance and repairs are not eligible for the exemption. The local assessor must approve the exemption. As part of the final agreement on the legislation local governments may establish a maximum exemption amount.

The U.S. Green Building Council - Long Island chapter commends the effort put forth by assemblyman Thiele and senator LaValle. We look forward to working with all parties interested in

seeking local adoption of this legislation for the benefit of all New Yorkers. For more information and to continue the discussion please feel free to email ExecutiveDirector@usgbc-li.org.

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