



## **What is New York City's Local Law 88 and is your building compliant? - by David Guralchuk**

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Are you signing a lease this year? It may run into the Local Law 88 deadline of January 1, 2025. If you do not comply with the upgrades during lease turnover, you will be disrupting your future tenants in an occupied space.

What is Local Law 88?

This ordinance requires property managers/owners to upgrade lighting and install tenant sub-meters. In 2009, New York City passed Local Law 88 as a way to manage energy consumption. The intent is to reduce energy consumption by installing code-compliant lighting in non-residential spaces and install electrical metering for commercial spaces. This can translate to lower electrical bills for those affected spaces from energy efficient lighting systems and understanding (and subsequent management) of power consumption of the individual commercial spaces.

Who must comply?

The following buildings are required to comply (with the exception of properties classified as class one under the real Property Tax Law):

- Common areas in residential buildings greater than 25,000 s/f and all areas in non-residential buildings greater than 25,000 s/f to upgrade lighting.
- A building that is over 50,000 gross s/f.
- Multiple buildings on the same tax lot with a combined area exceeding 100,000 gross s/f.

Multiple buildings with a combined area exceeding 100,000 gross s/f that are held in condominium ownership and governed by the same board.

## Timeline

All buildings that must comply with this local law shall do so by January 1, 2025. The building owner shall file a report, prepared by a licensed design professional or electrician, with the NYC Department of Buildings (DOB) stating compliance on or before that date.

How can I learn more and take the next step?

A professional engineer or registered architect can prepare the required compliance report. They can advise whether compliance is required and inspect your building to see if it already complies with the law. If not, they will provide recommendations and design services to help owner's comply.

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