



Navigating NYC’s Local Law 97: Paul Soames warns of “costly oversight” as compliance deadlines loom

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Paul Soames

As New York City’s groundbreaking Local Law 97 (LL97) takes center stage in the fight against urban emissions, Paul Soames, owner of Ryan Soames Engineering and a leading expert in energy efficiency solutions, is calling on commercial property owners to act swiftly. With the first annual emissions reports due by May 1, 2025, Soames warns that failure to comply could result in substantial fines of \$268 per metric ton of excess CO2 emissions—a cost many property owners are unprepared to absorb.

“Local Law 97 is a wake-up call for New York City’s real estate sector,” said Soames. “This is not just about avoiding fines—it’s about future-proofing your building portfolio and contributing to a more sustainable city. The cost of inaction is far greater than the investment in compliance.”

LL97: The Stakes Are High

Under LL97, buildings larger than 25,000 s/f are subject to strict emissions caps that will tighten progressively through 2050. Many building owners will need to implement upgrades such as high-efficiency HVAC systems, LED lighting retrofits, and smart building controls to meet these targets.

With over 60 building categories subject to the law, each with unique compliance requirements, Soames emphasizes the importance of tailored strategies: “There’s no one-size fits-all solution. Property managers need to work with experienced engineers to evaluate their buildings’ specific emissions profiles and develop actionable compliance plans.”

Opportunities for Action

Ryan Soames Engineering is offering comprehensive support to help building owners navigate LL97, including:

Energy Audits and Emissions Assessments

Design and implementation of energy-efficient upgrades

Guidance on utilizing resources like the NYC Accelerator and the forthcoming LL97 DOB portal

Soames also highlights the city's efforts to provide flexibility through recent rule packages, including exemptions for low-income buildings and the potential introduction of a GreenHOUSE Fund. "The city is giving property owners tools to succeed," Soames said. "But it's up to them to seize the opportunity before deadlines approach."

A Call to Action

With less than four months until the first emissions report is due, Soames is urging property owners to take immediate steps to assess their compliance readiness. "The key is preparation. Buildings that wait too long to evaluate their emissions will face unnecessary risks, both financial and operational."

As an authority on energy-efficient solutions and compliance strategies, Paul Soames and the Ryan Soames Engineering team are poised to guide NYC's commercial real estate community through the complexities of LL97, ensuring a sustainable future for the city and its skyline.

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