

INSTALLING SOLAR & GREEN ROOF SYSTEMS ON NEW YORK CITY BUILDINGS

What are solar and green roof systems?

Solar power is a reliable, renewable source of electricity that reduces demand on New York City's electrical grid. Solar panels generate electricity or can absorb thermal energy for use. Green roofs have vegetation that absorbs and filters rainwater and combats the heat island effect (an effect where urban environments can be warmer than surrounding areas).

What are some of the benefits of solar and green roof systems?

- Solar panels reduce electricity costs and reduce local air pollution
- Green roofs combat the heat island effect and provide habitat
- Green roofs slow and treat stormwater runoff
- Solar panels can aid in Local Law 97 emissions compliance
- Green roof tax abatement program*
- Solar tax abatement program*

What are the requirements in the Building Code?

The Building Code requires a Sustainable Roofing Zone, 100% of which should contain a solar photovoltaic electricity generating system, a green roof system, or a combination thereof. This zone shall be provided on (i) new buildings, (ii) new roofs resulting from enlargement of existing buildings, and (iii) existing buildings replacing an entire existing roof deck or roof assembly. Exceptions include areas occupied by rooftop structures, like mechanical equipment and fire access pathways.

For the full list of exceptions, see [BC Section 1512.2](#) or [Buildings Bulletin 2019-010](#).

As of November 15, 2023, filings for Solar and Green Roof are required to be filed in DOB NOW. Login at nyc.gov/dobnow, select **+Job Filing** and choose **Alteration**. Select **Work Type Solar** or **Green Roof**. These work types can also be selected for subsequent filings of NB or Alt-CO.

Solar Filings in DOB NOW

Solar filings no longer have to be professionally certified, and objections cannot be professionally certified. All Solar filings will require an associated Electrical filing by a licensed electrician in DOB NOW. The Category of Work on the associated Electrical filing must be **Sustainable Energy Installs** (listed under Other) and the Sustainable Type must be **Photo Voltaic**. Enter the associated Electrical Job filing in Related DOB NOW/BIS Job Numbers on the PW1. The Solar permit will not be issued until the Electrical permit has been issued.

Property Tax Abatement

Requests for a New York State Property Tax Abatement will be submitted as part of the Solar or Green Roof filing in DOB NOW. If the applicant answers *Yes* to the new question on the PW1 – *Are you providing property tax abatement information with this filing? Yes or No* – a new Tax Abatement tab will appear. Submission of a separate Property Tax Abatement Application & Agreement for Installation of Green Roof (PTA3) or Property Tax Abatement Application and Agreement for Solar Electric Generating System (PTA4) paper form are no longer required.

Additional Information

Review [1 RCNY 105-02](#) for the procedure and requirements for a property tax abatement application for the installation of a solar electric generating system.