

NYC Benchmarking Law Frequently Asked Questions

Beginning in May 2018, owners of buildings larger than 25,000 square feet must benchmark annually.

What is benchmarking?

Benchmarking is the process of evaluating energy and water efficiency in buildings. By measuring, tracking, and comparing energy and water consumption using standard metrics, building owners can assess the relative efficiency of their buildings compared to other similar buildings.

What is the purpose of the NYC Benchmarking Law?

The NYC Benchmarking Law was created to enable building owners to assess their buildings' efficiency, set targets to lower energy and water use, and save money. Tracking and lowering energy use will also reduce greenhouse gas emissions and contribute toward New York City's goal of reducing emissions 80% from 2005 levels by 2050.

Who is required to benchmark under the NYC Benchmarking Law?

The NYC Benchmarking Law requires owners of large and mid-size buildings to benchmark. Since 2012, benchmarking has been mandatory for owners of **large buildings**, or single buildings larger than 50,000 square feet, and groups of buildings on a single lot together larger than 100,000 square feet. Beginning in May 2018, an additional group of owners of **mid-size buildings**, or single buildings larger than 25,000 square feet must also benchmark.

When do building owners comply with the NYC Benchmarking Law?

Large building owners must benchmark by May 1 every year. Mid-size building owners must first benchmark by May 1, 2018, and by May 1 every year thereafter. If a mid-size building owner is unable to benchmark in time and contacts the NYC Benchmarking Help Center within 60 days before the deadline, a 60-day extension may be granted.

How do building owners comply with the NYC Benchmarking Law?

- **LEARN IF YOU NEED TO BENCHMARK:** Look for a notice your property tax bill or check www.nyc.gov/benchmarking in early spring. Large building owners already receive notices.
- **REGISTER AND DESCRIBE YOUR BUILDING ONLINE:** Provide details about the building and how it is used in ENERGY STAR Portfolio Manager® (ESPM) at www.energystar.gov/portfoliomanager.
- **ENTER DATA ONLINE:** Enter annual energy and water use information for the building into ESPM. Building owners can either enter data manually or have Con Edison and National Grid automatically upload their energy data into ESPM. This service is currently in development and will be available by early 2018.
- **SUBMIT DATA:** Generate a summary report and send it to the City through ESPM.

Are there any exemptions?

Building owners who demonstrate that their properties include multiple low-rise apartments that do not share base-building energy systems are exempt.

Where is there more information about the NYC Benchmarking Law?

- Visit the NYC Benchmarking Help Center online at www.benchmarkinghelpcenter.org.
- Contact the NYC Benchmarking Help Center (questions@benchmarkinghelpcenter.org, 212-566-5584) for one-on-one live support, trainings, presentations, volunteer help, etc.
- Read the text of the NYC Benchmarking Law at www.nyc.gov/html/qbee/downloads/pdf/nycbenchmarkinglaw.pdf.
- Learn how to use the ESPM tool at portfoliomanager.energystar.gov/pm/help.