

COMPLIANCE PATHWAY	PROGRAM	COMPLIANCE REQUIREMENTS	BUILDINGS COVERED	DOCUMENTATION REQUIREMENTS	DOB GUIDANCE
CP0 - Article 320 beginning 2024 (28-320.3.7)	Article 320 Covered Buildings	Must comply in full with the reporting requirements and emissions limits of Article 320 with submission of the first report required for May 1, 2025 for the first compliance year of 2024.	Local Law 97 generally covers, with some exceptions: • Buildings that exceed 25,000 gross square feet; • Two or more buildings on the same tax lot that together exceed 50,000 square feet; • Two or more condominium buildings governed by the same board of managers and that together exceed 50,000 square feet.	Contact the NYC Department of Finance at sustainablebuildings@finance.nyc.gov	<a href="#">Article 320 Info Guide</a>
CP1 - Article 320 beginning 2026 (28-320.3.10.1)	1 to <35% Rent- Regulated Buildings	May delay compliance with annual building emissions limits until January 1, 2026, and submission of the first report required by section 28-320.3.7 until May 1, 2027	This pathway includes covered buildings where at least one dwelling unit is required by law or by an agreement with a governmental entity to be regulated in accordance with: • the emergency tenant protection act of 1974, • the rent stabilization law of 1969, • or the local emergency housing rent control act of 1962, But that is not a rent regulated accommodation pursuant to the definition in 28-320.1, which requires buildings to be more than 35% rent-regulated	<b>1 to &lt;35% Rent regulated</b> If the units in the building are rent stabilized only: DHCR Certified Annual Registration Summary from the current or previous calendar year, showing number of units under rent stabilization. Owners can request records here: orarecords@hcr.ny.gov  If the units in the building are rent controlled: a signed letter from a lawyer, confirming that of the dwelling units in the building, 1 or more units but less than 35% of the dwelling units are rent regulated (rent controlled or rent stabilized).	<a href="#">Article 320 Info Guide</a>
CP2 - Article 320 beginning 2035 (28-320.3.9)	Mitchell Lama	May delay compliance with annual building emissions limits until January 1, 2035, and submission of the first report required by section 28-320.3.7 until May 1, 2036	This pathway includes covered buildings: • In the Mitchell-Lama program • With at least one income-restricted unit through a DOF tax exemption such as: - 420-c (Exemption Code 1301) - Public Housing Finance Law ("PHFL") Article II (Exemption Code 5109) - PHFL Article IV (Exemption Code 5107) - PHFL Article V (Exemption Code 5108) - PHFL Article XI (Exemption Codes 5106, 5130) - PHFL Division of Alternative Management Programs (Exemption Code 5129) • With at least one income-restricted unit through HPD	<b>Mitchell Lama</b> Certificate of Incorporation certified by the state. Owners can get copies here: <a href="https://dos.ny.gov/copies-corporation-or-business-entity-documents">https://dos.ny.gov/copies-corporation-or-business-entity-documents</a>	<a href="#">Article 320 Info Guide</a>
	Income Restricted (DOF Tax Exemptions)			<b>Income Restricted (DOF Tax Exemptions)</b> If providing a regulatory agreement or restrictive declaration pursuant to a tax exemption and only a tax exemption, provide a DOF property tax bill with proof of the exemption.  Obtain property tax bills from DOF's Property Tax Public Access Web Portal:  <a href="https://a836-pts-access.nyc.gov/care/forms/htmlframe.aspx?mode=content/home.htm">https://a836-pts-access.nyc.gov/care/forms/htmlframe.aspx?mode=content/home.htm</a>	
	Income Restricted (HPD)			<b>Income Restricted (HPD)</b> Copy of active Regulatory Agreement or Restrictive Declaration, executed in connection with one of the programs at left, showing at least one unit with income restriction on it.  Obtain regulatory agreements and restrictive declarations here: ACRIS <a href="https://www.nyc.gov/site/finance/property/acris.page">https://www.nyc.gov/site/finance/property/acris.page</a>	
CP3 - Article 321 One-Time Compliance	>35% Rent Regulated	May comply by submitting a report by May 1 2025 that follows one of two pathways:  • The Performance-Based Pathway report, certified by an RDP and showing that the building's calculated emissions for 2024 were under the emissions limit for calendar year 2030.  • The Prescriptive Pathway report, certified by a qualified retro-commissioning ("RCx") agent and demonstrating the completion (or non-applicability) of the 13 Prescriptive Energy Conservation Measures.	Covered buildings that: • are a rent regulated accommodation - more than 35% of dwelling units are subject to rent regulation, in accordance with: - the emergency tenant protection act of 1974, - the rent stabilization law of 1969, - or the local emergency housing rent control act of 1962. • participate in a project-based federal housing program, such as: - Section 8 Project-Based Rental Assistance ("PBRA"); or - Section 202 financing (supportive housing for the elderly); or - Section 811 financing (supportive housing for persons with disabilities); or - Continuum of Care ("CoC") leases serving formerly homeless individuals and families. • are Housing Development Funding Corporation (HDFC) co-ops - which are organized pursuant to the business corporation law and article 11 of the New York state private housing finance law, or • whose main use or dominant occupancy is classified as occupancy group A-3 religious house of worship.	<b>&gt;35% Rent regulated</b> If the units in the building are rent stabilized only: DHCR Certified Annual Registration Summary from the current or previous calendar year, showing number of units under rent regulation. Owners can request records here: orarecords@hcr.ny.gov  If the units in the building are rent controlled: a signed letter from a lawyer, confirming that of the dwelling units in the building over 35% are rent regulated (rent controlled or rent stabilized).	<a href="#">Article 321 Filing Guide</a>
	Project-based federal housing program			<b>Project-based federal housing program</b> Contract showing proof of the building's active participation in a project-based assistance program.	
	HDFCs Meeting Article 321 Thresholds			<b>321 HDFCs</b> Certificate of Incorporation certified by the state. Owners can get copies here: <a href="https://dos.ny.gov/copies-corporation-or-business-entity-documents">https://dos.ny.gov/copies-corporation-or-business-entity-documents</a>	
	Houses of Worship			<b>Houses of Worship</b> A completed House of Worship Verification Form and House of Worship Verification Sheet. These can be downloaded at <a href="https://www.nyc.gov/assets/buildings/pdf/howveri_form.pdf">https://www.nyc.gov/assets/buildings/pdf/howveri_form.pdf</a> and at <a href="https://www.nyc.gov/assets/buildings/excel/how_ver.xlsx">https://www.nyc.gov/assets/buildings/excel/how_ver.xlsx</a>	
CP4 - City Portfolio Reductions 328- 320.1	DCAS	Portfolio-wide reduction managed by DCAS and NYCHA	A building that is owned by the city or for which the city regularly pays all of the annual energy bills, or a cultural institution that is in the Cultural Institutions Group as determined by the department of cultural affairs for which the city regularly pays all or part of the annual energy bills. Exception: The term "city building" shall not include any senior college in the city university of New York system.	<b>City Buildings</b> Documentation that indicates an active lease: Lease document that indicates lessor, lessee, lease duration and any lease extension that will be in place. Entity should also indicate if the entire property or part of the property is being leased.  AND  Documentation indicating utility payments or agreements: Document that indicates entity paying ALL utility bills.	
	NYCHA			Verification by NYCHA	