

SERVICE NOTICE

2026 Covered Buildings List for Local Law 97

On March 23, DOB published an updated version of the [Covered Buildings List \(CBL\)](#) for Local Law 97 (LL97) for the 2026 filing year. Building owners are responsible for notifying DOB if the data reflected in the LL97 CBL is not correct by submitting a CBL Dispute using Ticket #1 in the LL97 Reporting Portal (BEAM).

LL97 Compliance Paths

- **CP0:** Article 320 beginning 2024
- **CP1:** Article 320 beginning 2026
- **CP2:** Article 320 beginning 2035
- **CP3:** Article 321 beginning 2024
- **CP4:** City building/NYCHA
- **Buildings may see a different LL97 compliance path from the previous year's CBL. Changes in the data may occur where:**
 - DOB has approved a CBL Dispute submitted by the owner.
 - A partner agency has provided updated data to DOB.
 - There has been a change in circumstances at the building.

The data in the CBL reflects DOB's records at the time the list is published. The 2026 LL97 CBL includes data confirmed through a CBL Dispute based on the 2025 CBL through February 2026. Disputes resolved after the list is published will be reflected in the LL97 Reporting Portal (BEAM).

- **If a Compliance Path is different on the CBL without a CBL Dispute and the owner agrees with the update:** The LL97 compliance report must be filed in the first year following the calendar year in which the new compliance path was published.
 - Such buildings will see **New CBL CP** in the LL97 Reporting Portal (BEAM) in the **Covered Status** column.
 - If the owner does not agree with the compliance path or any other data on the CBL, they should submit a CBL Dispute using Ticket #1 in the LL97 Reporting Portal (BEAM) and proceed to report as they had previously until the dispute is resolved.

2026 Filing Year

The following applies to buildings that filed a LL97 compliance report in 2025 or were not required to file in 2025.

1. 2025 CBL Disputes

- If a 2025 CBL Dispute was resolved after August 29, 2025:
 - No enforcement action will be taken for failure to file the 2025 report provided all required filings for 2025 and 2026 are submitted by the 2026 reporting deadline.

- If a 2025 CBL Dispute was not resolved by February 2026:
 - Compliance deadlines will be confirmed at the point of resolution.

2. 2026 CBL Compliance Path Changes Without a 2025 CBL Dispute:

- Where the change in compliance path is from CP1 to CP0, or CP0 to CP1:
 - The next LL97 compliance report is due in **2027**. This is true even where the 2026 compliance path is CP0.
- Where the compliance path changed from CP4, CP3, or CP2 in 2025 to CP0 or CP1 in 2026:
 - The next LL97 compliance report is due in **2027**.
 - Such owner may apply for a mediated resolution in 2027 if more time is needed to achieve compliance in the first compliance period (2024 – 2029).
- Where the compliance path changed from CP4, CP2, CP1, or CP0 to CP3 in 2026:
 - The LL97 compliance report is due in **2027**.
 - Such owner may apply for a mediated resolution in 2027 if more time is needed to achieve compliance.
- If a building participated in a campus filing (multiple buildings and/or BBLs in one submission) in 2025, and a compliance path change in 2026 means the 2025 campus set-up can't continue:
 - For all buildings in the 2025 campus filing, the next LL97 compliance report is due in **2027**.
 - Such owner may apply for a mediated resolution in 2027 for all buildings in the 2025 campus filing if more time is needed to achieve compliance.