

# Service Provider Program



# What is NYC Accelerator?

- A City program to help control costs, meet local law compliance, boost building performance, increase energy savings, and reduce carbon emissions across NYC buildings
- This program provides free technical guidance to help the market accelerate the transformation of how our buildings are built and operated
- The NYC Accelerator team identifies building upgrade projects to help meet emissions limits established by LL97 of the Climate Mobilization Act
- NYC Accelerator also provides no-cost trainings and supports green workforce development



# The Service Provider Program


## Role of the Service Provider Program

- Actively refer building owners, facility, and property managers to the companies in the NYC Accelerator Service Provider Network
- Encourage and enhance market transformation for the city
- Support job creation, workforce development and economic opportunity, with a focus on M/WBE engagement.
- Build the Service Provider sector to accelerate the implementation of decarbonization projects
- Create a Service Provider network that serves as an extension or force multiplier of the NYC Accelerator Outreach Team to increase participation in the Program



# Benefits to Service Providers

- **Grow your business** through referrals from NYC Accelerator
- Earn inclusion in **NYC Accelerator's Service Provider Lookup Tool**



**NYC ACCELERATOR**  
**FIND A CONTRACTOR**

Find qualified, local service providers and design professionals to help you implement building energy improvements.

Search by keyword or filter criteria using the dropdown fields below.

Search Building Size Services  
Search keyword or c Choose options Choose options

Incentives Certifications/Licenses Market Sectors  
Choose options Choose options Choose options

Apply Reset

Need assistance with your search? Please contact our Service Provider Specialist at [ServiceProvider@Accelerator.nyc](mailto:ServiceProvider@Accelerator.nyc).



# Benefits to Service Providers

- **Access to our entire bench of account managers**
- **Expand skills** and grow your team
- **Participate in NYCA networking** events
- **Gain access** to financing and solar specialists



# Interested in Joining? Next Steps

- Contact Denise Milianta, Service Provider Specialist at [denise@accelerator.nyc](mailto:denise@accelerator.nyc).
- Attend a virtual information session – held every Thursday at 11:00 a.m. [Click here to join the meeting](#)





# LOCAL LAW 97

FINDING AND USING THE COVERED  
BUILDINGS LIST (CBL)

JUNE 12, 2024

**NYC**<sup>TM</sup>  
Buildings

# AGENDA

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- Intro to Local Law 97
- LL97 Covered Buildings List (CBL)
  - Compliance Pathways
- LL97 CBL – Finding on the Webpage & Internal Process
- LL97 CBL Disputes - Understanding the CBL Matrix

## Local Law 97 Covered Buildings (CY 2024)

All properties subject to Local Law 97

*The presence or absence of any property on this list cannot be construed to relieve anyone from compliance with LL97 or any other applicable law. The following lists have been compiled using preliminary data and are subject to change. They are intended only as a reference for building owners to consider in consultation with legal representatives and registered design professionals (RDPS).*

BBL	ADDRESS	BOROUGH	ZIP CODE
1000010010	1 ANDES PLACE	MANHATTAN	10004
1000010101	1 LIBERTY ISLAND	MANHATTAN	10004
1000010201	1 ELLIS ISLAND	MANHATTAN	10004
1000020001	4 SOUTH STREET	MANHATTAN	10004
1000020002	10 SOUTH STREET	MANHATTAN	10004
1000030001	10 BATTERY PARK	MANHATTAN	10004
1000030010	1 SOUTH STREET	MANHATTAN	10004
1000047501	1 WATER STREET	MANHATTAN	10038
1000050010	115 BROAD STREET	MANHATTAN	10004
1000057501	125 BROAD STREET	MANHATTAN	10004



# Introduction to LL97

## What is Local Law 97?

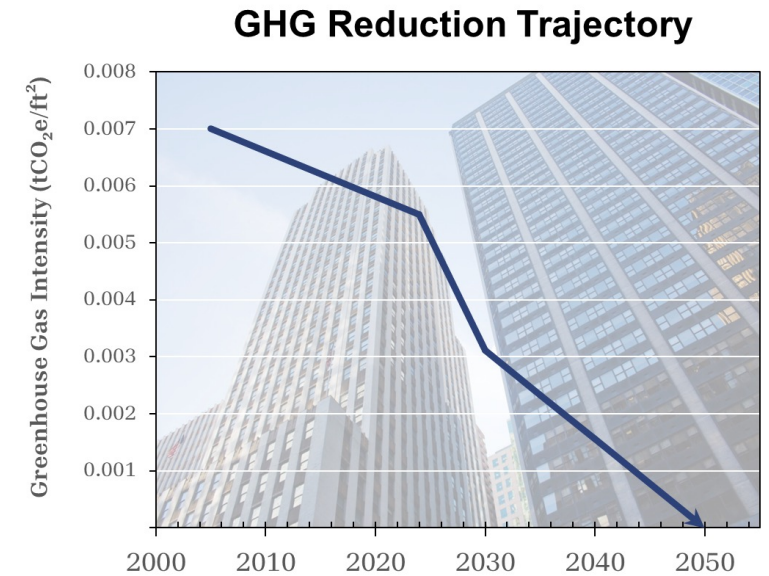
- Carbon cap for NYC's large buildings
- Starts in 2024 and drives toward net zero emissions by 2050
- Three “buckets” of compliance
- Includes fines for exceeding carbon caps

## Who is subject to LL97?

- A building that exceeds 25,000 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.

## Multiple Buildings on a Lot

- LL97 compliance is required for each **BIN** on a **BBL** where the buildings together or separately meet the square foot threshold described.
  - Borough-Block-Lot (BBL) – a property or lot
  - Building Identification Number (BIN) – a building



# Intro to LL97 - Compliance Buckets

<b>Annual Emissions Limits</b> <b>(Article 320)</b> <b>34,000 buildings</b>	<b>Lower Cost One-Time Compliance</b> <b>(Article 321)</b> <b>10,500 buildings</b>	<b>Portfolio-Wide Reduction</b> <b>(§ 24-803)</b> <b>3,500 buildings</b>	<b>= 50,000 buildings</b> <b>3.3B sqft.</b> <b>18M tCO<sub>2</sub>e</b>
Private sector, non-rent regulated buildings*	<ul style="list-style-type: none"> <li>Rent-regulated buildings (&gt;35% rent reg)</li> <li>Houses of worship</li> </ul>	<ul style="list-style-type: none"> <li>City buildings</li> <li>NYCHA</li> </ul>	
Buildings must reduce emissions by retrofitting to promote energy efficiency. Reduce energy waste and demand, electrify equipment, and improve building operations and maintenance practices.	Meet all applicable measures from a list of Prescriptive Energy Conservation Measures or comply with the 2030 annual emissions limit.	DCAS buildings must reduce emissions by 40% by 2025 and 50% by 2030. NYCHA buildings must reduce emissions by 40% by 2030 and 80% by 2050.	
Compliance begins in <b>2024</b> . Penalties begin in <b>2025</b> . Cap becomes more stringent in <b>2030</b> , etc. Two-year delay for <35% rent reg (~4,000 buildings). Eleven-year delay for income restricted (~3,500 buildings).	Implement prescriptive measures or meet 2030 limits in 2024 and submit one-time report by <b>2025</b> .	DCAS to meet portfolio-wide caps starting in <b>2025</b> , NYCHA starting in <b>2030</b> .	

\*Adjustments available for hospitals, nonprofits, landmarks and buildings with financial hardship.



# CBL Matrix – Where is the public LL97 CBL?

- Where is the CBL?
- Where is the CBL Matrix & FAQ?
- It's on the DOB website
  - Preview of the DOB website →
  - Useful links:
    - <https://www.nyc.gov/site/buildings/codes/sustainability.page>
    - [https://www.nyc.gov/assets/buildings/excel/cbl\\_matrix.xlsx](https://www.nyc.gov/assets/buildings/excel/cbl_matrix.xlsx)
    - <https://www.nyc.gov/site/buildings/codes/ll97-cbl-faq.page>

**Annual Emissions Limits**  
(Article 320)  
**34,000 buildings**

**Lower Cost One-Time Compliance**  
(Article 321)  
**10,500 buildings**

The Covered Buildings Lists (CBLs)	
<p><b>i. All properties subject to Local Law 97</b></p> <p>If a building appears on this list and does not appear on any of the other lists, the building is subject to Article 320 of Local Law 97 beginning January 1, 2024, with the first report due May 1, 2025.</p> <p><a href="#">LL97 All Properties CBL (pdf)</a> <a href="#">LL97 All Properties CBL (Excel)</a></p>	<p>PATHWAY</p> <p>CP0</p>
<p><b>ii. Properties subject to Article 320 pursuant to § 28-320.3.10.1 (2026 Rent Regulated Properties)</b></p> <p>If an address appears on this list, there may be at least one building on the BBL subject to LL97 beginning January 1, 2026, with the first report due May 1, 2027.</p> <p><a href="#">LL97 2026 Rent Regulated (§ 28-320.3.10) CBL (pdf)</a> <a href="#">LL97 2026 Rent Regulated (§ 28-320.3.10) CBL (Excel)</a></p>	<p>PATHWAY</p> <p>CP1</p>
<p><b>iii. Properties subject to Article 320 pursuant to § 28-320.3.9 (2035 Income Restricted Properties)</b></p> <p>If an address appears on this list, there may be at least one building on the BBL subject to LL97 beginning January 1, 2035, with the first report due May 1, 2036.</p> <p><a href="#">LL97 2035 Income Restricted (§ 28-320.3.9) CBL (pdf)</a> <a href="#">LL97 2035 Income Restricted (§ 28-320.3.9) CBL (Excel)</a></p>	<p>PATHWAY</p> <p>CP2</p>
<p><b>iv. Properties that are subject to Article 321 (Certain Categories of Affordable Housing and Houses of Worship)</b></p> <p>If an address appears on this list, there may be at least one building on the BBL subject to the alternative compliance requirements of Article 321 of Title 28 of the NYC Administrative Code, including a one-time report due May 1, 2025.</p> <p><a href="#">LL97 Article 321 CBL (pdf)</a> <a href="#">LL97 Article 321 CBL (Excel)</a> <a href="#">CBL Matrix (Excel)</a> <a href="#">LL97 CBL FAQs page</a></p>	<p>PATHWAY</p> <p>CP3</p>

NOTE: Changes in building status can result in a change to the building's LL97 compliance requirements.



# LL97 Covered Buildings List – What's the Process

- We'll review DOB's internal LL97 CBL Matrix & the process to create it.
- Reviewing the CBL Matrix to illustrate the preliminary compliance pathway information.

PATHWAY	PATHWAY NAME	DESCRIPTION	FLAG NAME	SOURCE	LOCATION
CP1	Non-Exempt § 26-220.1	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	CBL_2023 per the Flag	DOB	Flagged in CBL
CP1	2020 Compliance Pathway § 26-220.3, 10.1	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 consent protection act of 2014, the rent stabilization law of 2009, or the local emergency housing rent control act of 1982, but that is not a rent regulated accommodation pursuant to this article. They comply completely with annual building emissions audits until January 1, 2026, and submission of the first report required by section 26-220.3.7 until May 1, 2027.	1 to 100% BS	DHCR	Flagged in CBL from DHCR
CP2	2020 Compliance Pathway § 26-220.3.9	Applies to covered buildings: • that are owned by a limited profit housing company organized under article 2 of the New York state private housing finance law, and • that contain one or more dwelling units for which occupancy or initial occupancy is restricted based upon the income of the occupant or prospective occupant thereof as a condition of a loan, grant, tax exemption, tax abatement, or concession of property from any state or local governmental agency or instrumentality pursuant to the private housing finance law, the general municipal law, or section 420-c of the New York state real property tax law. Note that units with an income restriction imposed solely through the Zoning Resolution (e.g., Inclusionary housing programs) do not count as "income restricted" for the purposes of this path.	§ 420-FC	DHCR	§ 420-FC covered covered units only, § 420-FC § 420-FC and Housing Trust Fund units (DHCR units)
			§ 420-FC	DHCR	§ 420-FC covered covered units only, § 420-FC § 420-FC and Housing Trust Fund units (DHCR units)
			Michael Lomas (DHCR)	DHCR	Michael Lomas (DHCR)
			Exemption Codes	Common Name	
			1001	1001 (HFC)	
			1006, 1010	1006 & 1010 (HFC)	
			1007	1007 (HFC)	
			1008	1008 (HFC)	
			1009	1009 (HFC)	
			1012	1012 (HFC)	
HDC 220.3.9	HDC	Subset of HDC's portfolio that meets the conditions in § 26-220.3.9 and should be used as a backup to flag buildings for the 2020 pathway if data from other agencies don't otherwise indicate the Prescriptive or 2020 Pathways.			
Income Restricted (HFC)	HFC	§ 261.07, § 27 Income restricted housing production buildings - a list of addresses and BBLs that have at least one affordable rental unit. This can be used to identify buildings in the 2020 pathway as long as they do not meet the rent regulated accommodation definition or have 1+ unit participating in a federal project based housing program			
Michael Lomas (HFC)	HFC	§ 261.07, § 27 LL 97 Michael Lomas for 2020 - a list of addresses and BBLs of both state and city Michael Lomas, this can be used to identify buildings in the 2020 pathway as long as they do not have 1+ unit participating in a federal project based			
100% BS	DHCR	100% BS			
Section 9	DHCR	HDC's assets from Section 9 project based contract administration (LHM)			
Means of Earning	DOB	Flagged in CBL from DOB, Exemption Code 1001			
HDC article 27	HFC	§ 261.07, § 27 LL 97 Prescriptive Pathway Bldg - a list of addresses and BBLs of HDC co-ops and buildings meeting a certain threshold of units with federal project based vouchers, these buildings should be assigned to the prescriptive pathway			
NYCHA FACT	HFC/DHCR & NYCHA	Source: Use the full data set of NYCHA developments, but filter to those properties with a non-blank entry in the field for the date that the property was transferred to the RAD/FACI program.			
CP4	City Building Portfolio Reductions	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	OCAS	DOB	Flagged in CBL
			NYCHA	HFC/DOB	Flagged in CBL from DOB (note inclusive for 25 NYCHA/FACI)

# CBL Matrix – Who is Subject to LL97?



PATHWAY	PATHWAY NAME	DESCRIPTION	FLAG NAME	SOURCE	LOCATION
CP0	Non-Exempt § 28-320.1	Local Law 97 generally covers, with some exceptions: <ul style="list-style-type: none"> <li>• Buildings that exceed 25,000 gross square feet;</li> <li>• Two or more buildings on the same tax lot that together exceed 50,000 square feet;</li> <li>• Two or more condominium buildings governed by the same board of managers and that together exceed 50,000 square feet.</li> </ul>	CBL_2023 (aka No Flag)	DOF	Flagged in CBL



PATHWAY	PATHWAY NAME	DESCRIPTION	FLAG NAME	SOURCE	LOCATION
CP1	2026 Compliance Pathway § 28-320.3.10.1	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 this article, 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	1 to <35% RS	DHCR	Yearly list from DHCR

# CBL Matrix – Who is Subject to LL97?



PATHWAY	PATHWAY NAME	DESCRIPTION	FLAG NAME	SOURCE	LOCATION	
CP2	2035 Compliance Pathway § 28-320.3.9	<p>Applicable to covered buildings:</p> <ul style="list-style-type: none"> <li>that are owned by a limited-profit housing company organized under article 2 of the New York state private housing finance law, and</li> <li>that contain one or more dwelling units for which occupancy or initial occupancy is restricted based upon the income of the occupant or prospective occupant thereof as a condition of a loan, grant, tax exemption, tax abatement, or conveyance of property from any state or local governmental agency or instrumentality pursuant to the private housing finance law, the general municipal law, or section 420-c of the New York state real property tax law.</li> </ul> <p>Note that units with an income restriction imposed solely through the Zoning Resolution (e.g., Inclusionary Housing programs) do not count as “income restricted” for the purposes of this path.</p>	4% LIHTC	DHCR	<a href="#">4% LIHTC and bond financed assets (HFA) (LINK)</a>	
			9% LIHTC	DHCR	<a href="#">9% LIHTC and Housing Trust Fund assets (DHCR) (LINK)</a>	
			Mitchell Lama (DHCR)	DHCR	<a href="#">Mitchell-Lama assets (LINK)</a>	
			DOF Tax Exemptions	DOF	Exemption Code(s)	Common Name
					1301	420-c (RPTL)
					5106, 5130	Article XI (PHFL)
					5107	Article IV (PHFL)
					5108	Article V (PHFL)
					5109	Article II (PHFL)
			5129	Division of Alternative Management Programs (DAMP) (PHFL)		
HDC 320.3.9	HDC	<i>Subset of HDC's portfolio that meets the conditions in 320.3.9 and should be used as a backstop to flag buildings for the 2035 pathway if data from other agencies don't otherwise indicate the Prescriptive or 2026 Pathways.</i>				
Income Restricted (HPD)	HPD	<i>2023_07_07 income restricted housing production buildings - a list of addresses and BBLs that have at least one affordable rental unit; this can be used to identify buildings in the 2035 pathway as long as they do not meet the rent regulated accommodation definition or have 1+ unit participating in a federal project-based housing program</i>				
Mitchell Lama (HPD)	HPD	<i>2023_07_07 LL 97 Mitchell Lamas for 2035 - a list of addresses and BBLs of both state and city Mitchell Lamas; this can be used to identify buildings in the 2035 pathway as long as they do not have 1+ unit participating in a federal project-based housing program</i>				

# CBL Matrix – Who is Subject to LL97?



PATHWAY	PATHWAY NAME	DESCRIPTION	FLAG NAME	SOURCE	LOCATION
CP3	Prescriptive Pathway § 28-321.1	Applicable to covered buildings: <ul style="list-style-type: none"> <li>• that are a rent regulated accommodation,</li> <li>• whose main use or dominant occupancy is classified as occupancy group A-3 religious house of worship,</li> <li>• that are owned by a housing development fund company organized pursuant to the business corporation law and article 11 of the New York state private housing finance law, or</li> <li>• a building that participates in a project-based federal housing program</li> </ul>	>35% RS	DHCR	Yearly list from DHCR
			Section 8	DHCR	HCR's assets from Section 8 project-based contract administrator (LINK)
			Houses of Worship		
			HDFC article 321	HPD	2023_07_07 LL 97 Prescriptive Pathway Bldgs - a list of addresses and BBLs of HDFC co-ops and buildings meeting a certain threshold of units with federal project-based vouchers; these buildings should be assigned to the prescriptive pathway
			NYCHA PACT	HPD (via HDC)/ & NYCHA	Source: Use the full data set of NYCHA developments, but filter to those properties with a non-blank entry in the field for the date that the property was transferred to the RAD/PACT program.



PATHWAY	PATHWAY NAME	DESCRIPTION	FLAG NAME	SOURCE	LOCATION
CP4	City Building Portfolio Reductions	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.	DCAS	DOF	Flagged in CBL
			NYCHA	HPD/DOF	Flagged in CBL from DOF (note: includes Tier 3's NYCHA PACT)

# CBL Matrix – Where is the public LL97 CBL?

- Where is the CBL?
- Where is the CBL Matrix & FAQ?
- It's on the DOB website
  - Preview of the DOB website →
  - Useful links:
    - <https://www.nyc.gov/site/buildings/codes/sustainability.page>
    - [https://www.nyc.gov/assets/buildings/excel/cbl\\_matrix.xlsx](https://www.nyc.gov/assets/buildings/excel/cbl_matrix.xlsx)
    - <https://www.nyc.gov/site/buildings/codes/ll97-cbl-faq.page>

## The Covered Buildings Lists (CBLs)

### i. All properties subject to Local Law 97

If a building appears on this list and does not appear on any of the other lists, the building is subject to Article 320 of Local Law 97 beginning January 1, 2024, with the first report due May 1, 2025.

[LL97 All Properties CBL \(pdf\)](#)

[LL97 All Properties CBL \(Excel\)](#)

### ii. Properties subject to Article 320 pursuant to § 28-320.3.10.1 (2026 Rent Regulated Properties)

If an address appears on this list, there may be at least one building on the BBL subject to LL97 beginning January 1, 2026, with the first report due May 1, 2027.

[LL97 2026 Rent Regulated \(§ 28-320.3.10\) CBL \(pdf\)](#)

[LL97 2026 Rent Regulated \(§ 28-320.3.10\) CBL \(Excel\)](#)

### iii. Properties subject to Article 320 pursuant to § 28-320.3.9 (2035 Income Restricted Properties)

If an address appears on this list, there may be at least one building on the BBL subject to LL97 beginning January 1, 2035, with the first report due May 1, 2036.

[LL97 2035 Income Restricted \(§ 28-320.3.9\) CBL \(pdf\)](#)

[LL97 2035 Income Restricted \(§ 28-320.3.9\) CBL \(Excel\)](#)

### iv. Properties that are subject to Article 321 (Certain Categories of Affordable Housing and Houses of Worship)

If an address appears on this list, there may be at least one building on the BBL subject to the alternative compliance requirements of Article 321 of Title 28 of the NYC Administrative Code, including a one-time report due May 1, 2025.

[LL97 Article 321 CBL \(pdf\)](#)

[LL97 Article 321 CBL \(Excel\)](#)

[CBL Matrix \(Excel\)](#)

[LL97 CBL FAQs page](#)

NOTE: Changes in building status can result in a change to the building's LL97 compliance requirements.



# CBL Matrix – What is in the External CBL Matrix?



TIER	COMPLIANCE PATHWAY	DESCRIPTION OF APPLICABILITY	PROGRAM	DOCUMENTATION REQUIREMENTS
CP0	Article 320 beginning 2024 § 28-320.3.7	Local Law 97 generally covers, with some exceptions: <ul style="list-style-type: none"> <li>• Buildings that exceed 25,000 gross square feet;</li> <li>• Two or more buildings on the same tax lot that together exceed 50,000 square feet;</li> <li>• Two or more condominium buildings governed by the same board of managers and that together exceed 50,000 square feet.</li> </ul>	N/A	Contact the NYC Department of Finance at <a href="mailto:sustainablebuildings@finance.nyc.gov">sustainablebuildings@finance.nyc.gov</a>
CP1	Article 320 beginning 2026 § 28-320.3.10.1	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 this article, 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	1 to <35% RS	DHCR Certified Registered Apartment Information Report showing number of units under rent regulation. Owners can request records here: <a href="mailto:orarecords@hcr.ny.gov">orarecords@hcr.ny.gov</a>

[Link: CBL Matrix - Public](#)

# Disputes - Simple correspondence

- What pathway am I on?
- My building isn't on a CBL, why not?
- Multiple buildings on a BBL
- One building across multiple BBLs
- Building on multiple CBLs
- Owner information dispute
- Non-profits
- Dispute without evidence provided

The screenshot shows the NYC Buildings website interface. At the top, there is a navigation bar with the NYC Buildings logo and a search bar. Below the navigation bar, there are several tabs: Home, DOB, Tenant, Property or Business Owner, Industry, Safety, and Codes. The 'Codes' tab is selected. Below the tabs, there is a search bar and a navigation menu with buttons for 'Code Development', 'NYC Codes', 'Code Notes', and 'Reference'. The main content area is titled 'Local Law 97 (LL97) Covered Buildings List (CBL) FAQs'. On the left side of the main content area, there is a sidebar with a list of categories: 2022 Construction Codes, 2014 Construction Codes, Energy Conservation Code, Electrical Code, Past Codes, Sustainability, and Code Tools. The main content area contains a list of FAQs with expand/collapse buttons. The FAQs are: 'My building should not be subject to LL97 - how do I remove it from the CBL?', 'Why is my building's BBL listed on multiple LL97 CBLs?', 'How do I dispute my building's compliance pathway, as listed on one or more of the LL97 CBLs?', 'Houses of Worship', 'My building received the 421-a Tax Incentive and I believe that I should be subject to Article 321 "CP3", what should I do?', 'What do I do if there are multiple BBLs associated with my building listed on the CBL?', and 'How do I update the owner information on my building?'. Each FAQ has a plus sign to its right, indicating it can be expanded.

# Disputes - Contesting data

- Number of rent regulated units
- The presence of Section 8 housing

#### iv. Properties that are subject to Article 321 (Cer and Houses of Worship)

If an address appears on this list, there may be alternative compliance requirements of Article Code, including a one-time report due May 1, 20

[LL97 Article 321 CBL \(pdf\)](#)

[LL97 Article 321 CBL \(Excel\)](#)

[CBL Matrix \(Excel\)](#)

[LL97 CBL FAQs page](#)

TIER	COMPLIANCE PATHWAY	PROGRAM	DOCUMENTATION REQUIREMENTS		
CP0	Article 320 beginning 2024 § 28-320.3.7	N/A	Contact the NYC Department of Finance at sustainablebuildings@finance.nyc.gov		
CP1	Article 320 beginning 2026 § 28-320.3.10.1	1 to <35% RS	DHCR Certified Registered Apartment Information Report showing number of units under rent regulation. Owners can request records here: <a href="mailto:orarecords@hcr.ny.gov">orarecords@hcr.ny.gov</a>		
		Mitchell Lama	Certificate of Incorporation certified by the state. Owners can get copies here: <a href="https://dos.ny.gov/copiescorporation-or-business-entity-documents">https://dos.ny.gov/copiescorporation-or-business-entity-documents</a>		
		DOF Tax Exemptions	Copy of Regulatory Agreement or Restrictive Declaration, executed in connection with one of the programs at right, 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> 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.	Exemption Code(s)	Common Name
				1301	420-c (RPTL)
				5106, 5130	Article XI (PHFL)
				5107	Article IV (PHFL)
				5108	Article V (PHFL)

## LOCAL LAW 97: Documentation of Affordable Housing Status

This chart will help owners identify the documentation that can verify their LL97 compliance requirements.

Path & Type	Documentation
<b>Article 321 (The Prescriptive Pathway)</b>	
Buildings in which <u>more than 35%</u> of units are rent regulated	DHCR Certified Registered Apartment Information Report showing number of units under rent regulation.* Owners can request records here: <a href="mailto:orarecords@hcr.ny.gov">orarecords@hcr.ny.gov</a>
Co-ops under HDFC ownership ("HDFC co-ops")	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>
Projects with HUD project-based assistance (e.g., Section 8, 202, 811, or CoC)	Contract showing proof of project-based assistance program*
NYCHA Public Housing participating in the PACT program or served by project-based Section 8	NYCHA data
<b>Article 320.3.10.1 (The 2026 Compliance Pathway)</b>	
Buildings with > 1 unit and up to 35% of units that are rent regulated	DHCR Certified Registered Apartment Information Report showing number of units under rent regulation.* Owners can request records here: <a href="mailto:orarecords@hcr.ny.gov">orarecords@hcr.ny.gov</a>

[HPD LL97 Affordable Housing Documentation](#)

# Disputes - New information

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- Garden style apartments
- Houses of Worship



An aerial, black and white photograph of a dense urban landscape, likely New York City, showing a grid of streets and numerous skyscrapers. The image is used as a background for the text.

# NYC<sup>TM</sup>

## Buildings

build safe | live safe

[nyc.gov/buildings](https://nyc.gov/buildings)