

# Local Law 97 Compliance Guidelines for Rent Regulated and Affordable Housing

LL97 covered buildings<sup>†</sup> with rent regulated and/or affordable units should follow one of the pathways below:

## If building includes any of the following:

- > 35% of units subject to rent regulation (regardless of any income restrictions), OR
- Is an HDFC co-op (not a rental), OR
- Has 1+ units that participate in a federal project-based housing program (e.g., Section 8, Section 202, Section 811, or CoC), OR
- Participates in NYCHA PACT



## Building must follow the Prescriptive Pathway (Article 321):

- By 2024,
- Demonstrate that emissions are below the applicable 2030 limits, OR
  - Show that applicable [Prescriptive Energy Conservation Measures](#) have been fully implemented

File a one-time report by May 2025\*

\*Further information is available here: [§28-321](#)

## If building does not fit into the column at left AND:

- Has 1+ rent regulated units and no more than 35% of units subject to rent regulation (regardless of any income restrictions)



## Building must follow the 2026 Compliance Pathway:

- Meet emission limits starting in 2026, and face penalties for exceeding the limits

File Annual reports starting May 2027\*

\*Further information is available here: [§28-320.3.10.1](#)

## If building does not fit into any of the columns at left AND:

- Is a Mitchell-Lama with no units that participate in a federal project-based housing program, OR
- Has no rent regulated units and has 1+ units that are income restricted through certain\* loans, grants, real property tax benefits (e.g., 420-c, Article XI, UDAAP), or property disposition programs

*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.*



## Building must follow the 2035 Compliance Pathway:

- Meet emission limits starting in 2035, and face penalties for exceeding the limits

File annual reports starting May 2036\*

\*Further information is available here: [§28-320.3.9](#)

<sup>†</sup>LL97 generally covers, with some exceptions: buildings that exceeds 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.