



Local Law 97 Carbon Emission Compliance

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SIMPLE LL97 COMPLIANCE

Takeaways:

- LL97 began January 1, 2024
- Understand recent changes
 - Good Faith Efforts
 - Decarbonization Plan

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Questions :

Did January 19, 2023 LL97 Revision reduce electric conversion factor in 2030 in half ?

a. Yes b. No

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and Sept 2023 changes make electrification more appealing

Experience Case Story

- MS had a dilemma years ago
- MS did not know their LL97 penalties
- No time to learn a new regulation
- Nobody knew what steps to take



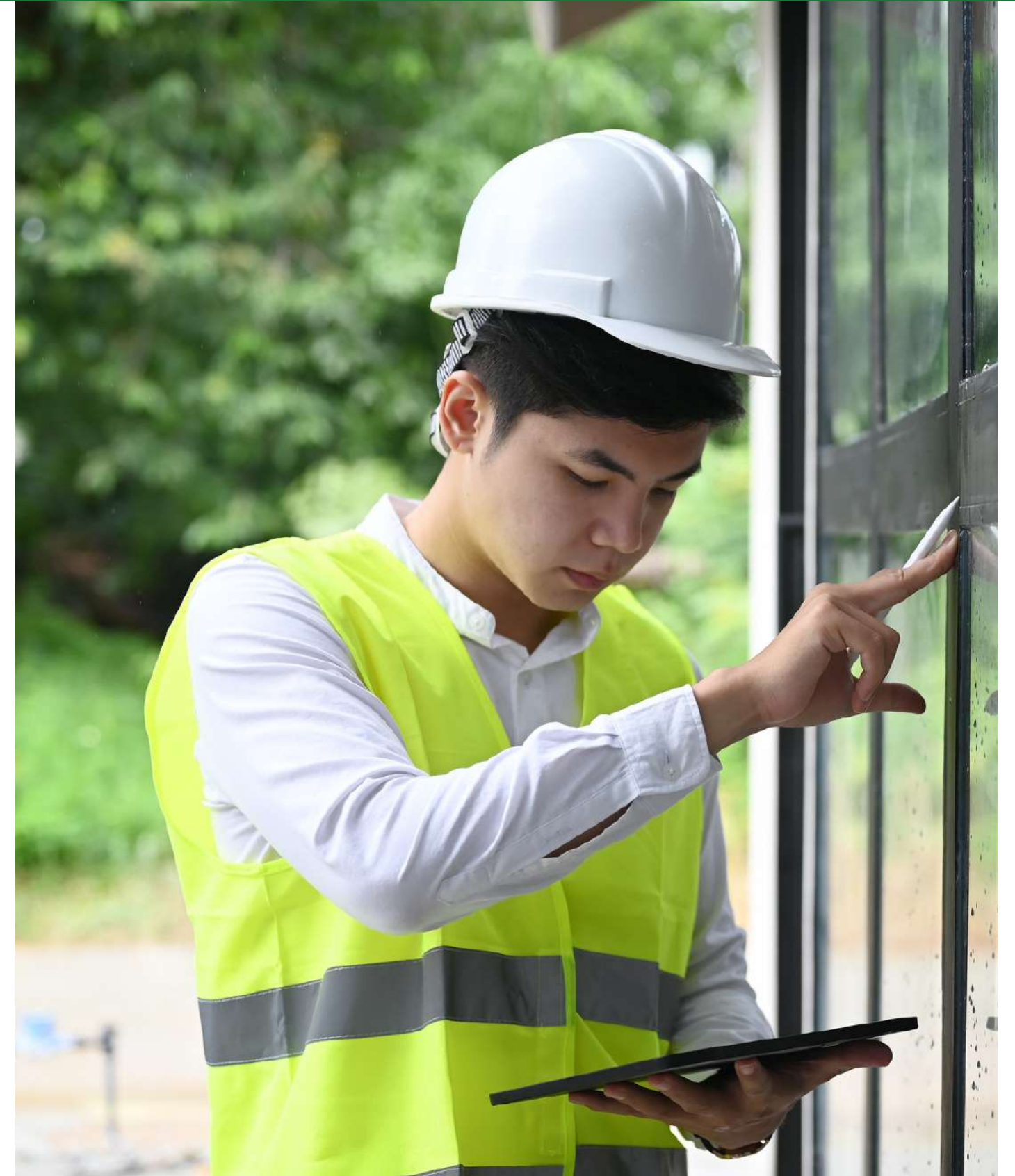
Experience Case Story

- MS called Geatain.
- Tom listened to their concerns.
- Tom offered a few ideas.
- Funding paid for most work.



Geotain assistance:

- Surveyed properties and provided reports.
- Shared next steps.
- Just 3 properties needed minor changes.



Experience Case Story



- Under 4 months from first call,

Experience Case Story



- Under 4 months from first call,
- MS now has peace of mind,

Experience Case Story



- Under 4 months from first call,
- MS now has peace of mind,
- Knowing compliance < 4 months

WHAT CHANGES DOES LL97 REQUIRE?

- Is NYC requiring lighting changes through LL97?
- Is NYC requiring HVAC improvements through LL97?
- Is NYC requiring any certain improvements through LL97?

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How does LL97 drive down energy consumption?

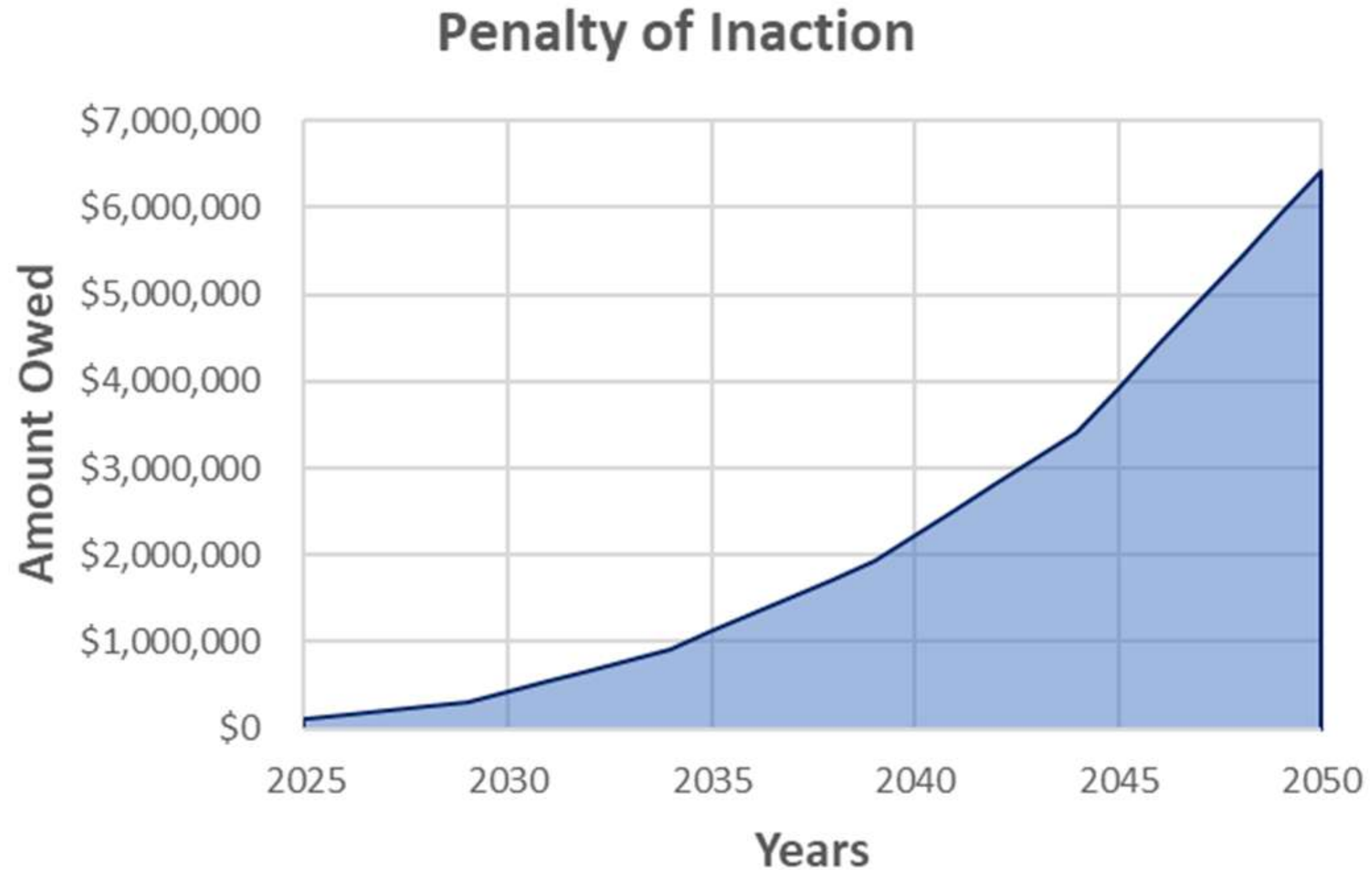
- Through ANNUAL tons/sf carbon emission limit
- Lower limits Jan 2024, 2030, 2035, every five years
- Leaves compliance for each owner to determine

EXAMPLE OF PENALTY

	Responsible	Late	Do Nothing
2022	\$50,000	\$0	\$0
2023	\$50,000	\$0	\$0
2024	\$0	\$50,000	\$50,000
2025	\$0	\$100,000	\$50,000
2026	\$0	\$100,000	\$50,000
2027	\$0	\$0	\$50,000
2028	\$100,000	\$0	\$50,000
2029	\$0	\$0	\$50,000
2030	\$0	\$100,000	\$125,000
2031	\$0	\$200,000	\$125,000
2032	\$0	\$0	\$125,000
2033	\$0	\$0	\$125,000
2034	\$200,000	\$0	\$125,000
2035	\$0	\$200,000	\$200,000
2036	\$0	\$350,000	\$200,000
2037	\$0	\$0	\$200,000
2038	\$0	\$0	\$200,000
2039	\$250,000	\$0	\$200,000
2040	\$0	\$300,000	\$300,000
2041	\$0	\$400,000	\$300,000
2042	\$0	\$0	\$300,000
2043	\$0	\$0	\$300,000
2044	\$300,000	\$0	\$300,000
2045	\$0	\$400,000	\$500,000
2046	\$0	\$500,000	\$500,000
2047	\$0	\$0	\$500,000
2048	\$0	\$0	\$500,000
2049	\$0	\$0	\$500,000
Total	\$950,000	\$2,700,000	\$5,925,000

- Benchmarking Score-15
- Roughly 200,000 sf
- Approximation of Penalty

CUMULATIVE PENALTY



HOW MANY THINK – TIME TO COMPLY?

- Filing deadline May 1st every year with previous 12 month data
- Filing deadline May 1, 2025, for January 2024–December 2024 data

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- LL97 started January 1, 2024

SEPTEMBER 2023 LL97 CHANGES

Good Faith mitigated penalties if LL84 and LL88 compliance & one of six:

- DOB permits approved for retrofit work to meet 2024 limit
- Contracts are in place with ConEd for electrification
- Submit Decarbonization Plan—more next slide
- Demonstrate prior year compliance, not available for 2024
- Critical facility—hospital
- Financial Hardship—NYC tax lien sale list

SEPTEMBER 2023 LL97 CHANGES

DOB permits approved or signed contract and proof of payment if no DOB permit is necessary for retrofit work to meet 2024 limit.

SEPTEMBER 2023 LL97 CHANGES

Details for Carbon Emission Plan:

- Submit a plan for net zero carbon emissions by 2050
- Waive use of RECs until second compliance period
- Meet 2024 limits by January 1, 2026
- DOB permits approved for 2030 limit by 2028.

40 West 37th-Electrification



- Ideal electrification candidate
 - Condition electrical components
 - Amperage
 - Roof space
 - Roof condition
 - Condenser Lift
 - Centrally located shaft way for all electric, coolant lines
- Due to ideal nature, breaks even compared to old oil costs

TAKEAWAYS:

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- We know what you are going through, we have helped hundreds of similar properties.
- We are ***one of the three oldest*** energy engineering firms in New York City.
- Only a handful of properties have been electrified, we have guided two of them.
- We have lowered energy use for NYC properties for decades and provided compliance for every NYC energy local law.



GEATAIN ENGINEERING NYC ACCELERATOR CERTIFIED

Geatain Engineering has been NYC Accelerator certified vendor since it was know as the "Retrofit Accelerator"

New GEATAIN Infosite (summer 2024):

- LL97 NEXT STEPS
- PAST SLIDE DECKS
- PAST WEBINAR RECORDINGS
- MANY SAVINGS GUIDES
- OVER 25 TESTIMONIALS
- OVER 100 CASE STUDIES

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NYC BUILDING ENERGY–PRESENTATION SCHEDULE

Today:

- “LL97 101”

Future:

- Tuesday, April 30, 2pm "Simple, Low Cost Energy Wins for Your Property"
- Tuesday, May 28, 2pm "Free Money for LL88 Compliance"
- Tuesday, June 25, 2pm "Good Faith LL97 Extensions"

Past:

- 7 Insights into September 2023 Changes to LL97 (recordings available)
- 12 Funding Sources for your Energy Projects (recordings available)
- Most Forgotten NYC Energy Local Law-LL88" (recordings available)

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Questions?





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