

NYC LOCAL LAW 97 COMPLIANCE 2025

LL97 Compliance Reports due May 1

Must be completed by a Registered Design Professional – such as RDA

Contract RDA **before February 1** to be best positioned to meet the filing deadline.

ESSENTIAL DETAILS:

- Penalties will stack up fast at **\$0.50 per GSF per month** until report is filed
- **GFA report** (or similar) and attestation by Registered Architect is also required
- LL88 (lighting & sub-metering upgrades) statement should be included in filing
- DOB have offered a 60-day grace period and option to apply for a further 60-day extension, but only if **RDP is contracted on or before February 1st**

OUR ENGINEERS CAN:

- Act as RDP for LL97 filing
- Complete required energy benchmarking
- Provide LL88 (lighting & submetering) due diligence and compliance reports
- Support complex GHG determination, adjustments, & other non-standard situations
- Provide “Good Faith Efforts” reports, and “Mediated Resolution” support

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LL97 COMPLIANCE CHECKLIST 2025:

PREPARE

- Retain RDA (as RDP) for LL97 compliance report services **before Feb 1**
- GFA attestation and report, or similar, from a Registered Architect
- LL88 Compliance Statement from RDP (such as RDA) or Qualifying Electrician

FILE

- Authorize energy utilities to provide energy data to RDA
- Invoice records for bulk fuel or other non-utility energy purchases
- Information on any non-standard considerations
- Pay filing fees via Building's DOB NOW account
- Attestation (by RDP) and submission

RESOLVE OUTCOME

- A. Compliant Building,
- B. Excess emissions – pay penalty for any excess emissions via DOB NOW, or
- C. Excess emissions – enter mediated resolution, if eligible.

IMPROVE

- Retain RDA to develop a **strategic decarbonization plan** for your building, provide **engineering design services** and **secure incentives** to reduce future LL97 penalties, cut energy costs and/or reposition the building as either a low carbon or net zero asset.

Contact us today to get your LL97 filing underway!