

LL97 covered buildings[†] with rent regulated and/or affordable units must follow 1 of the pathways below:

Article 321: The Prescriptive Pathway

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



The building must:

- demonstrate that emissions are below the applicable 2030 limits, **or**
- show that applicable **Prescriptive Energy Conservation Measures** have been fully implemented)

And file a **one-time report** by May 2025*

*NOTE: **New rules** may give some buildings additional time to comply if they can demonstrate progress

*Further information is available see [§28-321](#)

Article 320: The 2026 Pathway

If building:

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



The building must:

- meet emission limits starting in 2026, or face penalties of \$268 per ton of carbon for exceeding the limits

And file annual reports starting May 2027*

*Further information is available see [§28-320.3.10.1](#)

Article 320: The 2035 Pathway

If building:

- 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

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.



The building must:

- meet emission limits starting in 2035, or face penalties of \$268 per ton of carbon for exceeding the limits

And file annual reports starting May 2036*

*Further information is available see [§28-320.3.9](#)

[†]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.