

NEW YORK CITY BENCHMARKING LOCAL LAWS 84, 33, 87 & 97

Prepare for Compliance.

Confirm building details,
conduct tenant outreach,
and collect utility data.

Benchmark & Strategize.

Review benchmarking
results and develop best
path to BPS compliance.

Verify & Complete Compliance.

Verify data, submit report,
and begin planning for next
compliance deadline.



COVERED BUILDINGS

All buildings over 25,000 Sq. Ft. (LL 84, 33, 97)
All buildings over 50,000 Sq. Ft. (LL 87)



REQUIREMENTS

LL 84: Annual energy & water benchmarking.
LL 33: Display annual energy score publicly.
LL 87: Conduct audit & retro-commissioning
once every 10 years.
LL 97: Meet annual GHG emissions limits.



DEADLINES

LL 84, 97: May 1, annually.
LL 33: Must post score by October 31, annually.
LL 87: December 31, every 10 years, based on last
digit of the Tax Block #.



PENALTIES

LL 84: \$500 per quarter. | LL 33: \$1,250 annually.
LL 87: \$3,000 first year, \$5,000 annually thereafter.
LL97: \$268 per ton of CO2 over the limit.

RELEVANT SERVICES

- Benchmarking
- BPS Compliance
- Building Audits
- Owner's Rep
- Data Verification
- Carbon Accounting
- Lifecycle Consulting
- Incentive Management

QUALIFICATIONS

- ENERGY STAR® Partner
- Certified Energy Manager (CEM)
- LEED®
- Carbon Auditing Professional (CAP)



VCA Green is a trusted sustainability partner delivering comprehensive building life cycle services. We specialize in energy modeling, code compliance, green certifications, field verification, benchmarking, and performance reporting. Our diverse team provides scalable solutions that reduce risk, accelerate ROI, and deliver a competitive advantage to commercial real estate. As part of the VCA family of companies, our growing presence nationwide positions us as a trusted partner in sustainable building practices.