



Summary of Government LEED® Incentives – March, 2009 (updated quarterly)

tax break minimum of LEED Silver certification. Projects earning LEED Silver will earn a 40% property tax credit, 60% for LEED Gold, and 100% for LEED Platinum. The tax credits will be in effect for 3 years or up to \$1 million in total incentives. This act takes effect June 4, 2008.

On June 5, 2006, the County Council passed [bill # 85-06](#) that gives a county property tax credit to any commercial building that achieves LEED-NC Silver certification. The duration of the tax credit is for ten consecutive years.

BAR HARBOR, ME

density bonus On June 13, 2006, Bar Harbor amended its [municipal codes](#) to award a density bonus of an additional market-rate dwelling unit for construction projects in which all dwelling units meet LEED standards. This bonus applies to projects within a Planned Unit Development and compliance is determined by either application or by affidavit for adherence during construction.

CALGARY, AB

fee reduction/ waiver The City Council passed a Sustainable Building Policy (#CE001) on September 13, 2004 that requires new or significant renovations over 500m² to achieve LEED Silver certification or higher. In the spring of 2007, the City Council passed the Calgary Building Permit Bylaw ([64M94](#) page 17) allowing for a fee reduction for all private projects pursuing LEED or Build Green certification.

CHATHAM COUNTY, GA

tax break In May, 2006, the Board of Commissioners of Chatham County passed an [ordinance](#) amending Chapter 7 of the county code that gives full property state and county tax abatement for commercial buildings achieving LEED Gold certification for the first five years, then tapering off by 20% each year until the tenth year. Qualifying projects are new or expanding businesses in an enterprise zone that increase employment opportunities. (See pages 79-85)

CINCINNATI, OH

tax break On May 9, 2007, the City of Cincinnati [amended legislation](#) that established and defined The City of Cincinnati Community Reinvestment Area, adding an automatic 100% property tax exemption for developments that meet a minimum of LEED Certified for newly constructed or rehabilitated commercial or residential buildings. For buildings that meet LEED Certified, Silver and Gold, the maximum amount of abatement per dwelling unit is \$500,000 over 15 years for new construction or over 10 years for renovation/ remodel. There is no maximum for LEED Platinum.

Previous legislation - Ordinance #274-2006 and Ordinance #342-2002 – offered the tax exemption at a maximum of 10 years and capped the maximum tax abatement amount lower than that of 2007. The latest 2007 legislation supersedes both the older 2006 and 2002 ordinances.

COSTA MESA, CA

fast-track permitting
fee reduction/ waiver On September 4, 2007, the Costa Mesa City Council approved a resolution that established a green building incentive program for private development, effective September 5, 2007 through June 30, 2008. The program encourages green building practices through various incentives, including priority permitting and fee waivers for all



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green installations and fee reductions to cover the cost of LEED certification.

CRANFORD, NJ

density bonus

On November 15, 2005, the Township of Cranford adopted [Ordinance No. 2005-46](#), establishing a Green Building Density Incentive program whereby redevelopers who achieve LEED certification and comply with the specific program requirements may earn a development density bonus from the Township.

DALLAS, TX

fast-track permitting

On April 10, 2008 the City of Dallas adopted a [green building ordinance](#) requiring energy and water efficiency improvements for new residential and commercial buildings. Starting in October of 2009 and prior to 2011, new residential construction must submit a residential green building checklist (LEED for Homes, GreenPoint Rated, Green Communities, GreenBuilt North Texas or equivalents) and new commercial construction greater than 50,000 sq feet must attempt a number of priority LEED credits. Expedited permitting is available for all covered projects. After 2011, all new residential and commercial construction must submit a complete scorecard for one of the approved rating systems.

EL PASO, TX

grant

On September 11, 2007, the El Paso City Council unanimously adopted the [Green Building Grant Program](#), providing grants for commercial and multi-family, multi-story residential projects earning LEED certification. Grants are awarded only upon receipt of a certificate of occupancy and review of LEED certification wherein ten (10) of the seventeen (17) available points in Energy & Atmosphere credit category must be earned. Grants are awarded at increasing intervals determining on level of certification. Maximum grant allowance is \$200,000 for LEED Platinum for new construction and \$400,000 for LEED Platinum for “multistory existing buildings” that are mixed use and that have been 50% vacant for 5 years, and as further defined by the City.

GAINESVILLE, FL

fast-track permitting

fee reduction/ waiver

The city passed [Ordinance # 1835](#) (Chapter 6, Article I.5) requiring government county buildings be LEED certified. Additionally, the county is providing a fast-track building permit incentive and a 50% reduction in the cost of building permit fees for private contractors who use LEED.

HARRIS COUNTY, TX

tax break

On May 20, 2008, the Harris County Commissioners Court adopted an ordinance establishing a partial tax abatement for costs incurred by developers to certify buildings with the U.S. Green Building Council. Buildings that meet the Certified level would be eligible for tax abatements of 1 percent of the construction costs. Buildings with higher ratings would get higher discounts with buildings that meet the platinum certification level eligible for tax abatements of 10 percent of the construction costs.

HILLSBOROUGH CO., FL

expedited permitting

On May 14, 2007, Hillsborough County Manager Allgire approved the Residential Green Homes Policy, offering expedited permitting to home builders with a completed scorecard from either the LEED for Homes program or the Florida Green Home Standard Checklist. Scorecards



Summary of Government LEED® Incentives – March, 2009 (updated quarterly)

must be supplied by a LEED for Homes provider or a qualified, third party green home certifier.

On October 9, 2007, the Hillsborough County Board of Commissioners updated its Development Review Procedures Manual, allowing for expediting plan reviews for projects with a completed scorecard from either the U.S. Green Building Council or the Florida Green Building Coalition. The policy is effective January 1, 2008.

HONOLULU, HI

tax break

In February, 2006, the City and County of Honolulu passed Ordinance #06-06 requiring new city facilities over 5,000 square feet to be LEED Silver beginning in FY2008.

A [2004 ordinance](#) provides an exemption from real property taxes on the building improvements for a period of one year on all new commercial, resort, hotel and industrial construction that achieves LEED Certification.

HOWARD COUNTY, MD

expedited permitting

tax credit

On July 30, 2007, as part of the county's green building policy package, [Bill #49-2007](#) established a five-year property tax credit for projects that achieve LEED-NC and LEED-CS. The credit increases depending on the level of certification: 25% for LEED Silver, 50% for LEED Gold and 75% for LEED Platinum. County tax credits for buildings certified under LEED for Existing Buildings extend for three years: 10% for LEED Silver, 25% for LEED Gold and 50% for LEED Platinum. These tax credits will be available for tax years beginning after June 30, 2008.

ISSAQUAH, WA

expedited permitting

The City of Issaquah passed [Resolution #2004-11](#) in December, 2004, adopting a [sustainable building and infrastructure policy](#). Developers intending to use LEED may receive free professional consultation and projects achieving LEED certification are placed at the head of the building permit review line.

KING COUNTY, WA

grant

King County Council established a [Green Building Grants Program](#) that offers from \$15,000 to \$25,000 in grant funding to building owners who meet a minimum of LEED Silver for new construction or major renovation in the county, but outside the City of Seattle.

LOS ANGELES, CA

expedited permitting

grant

On April 22, 2008 Mayor Villaraigosa signed the Private Sector Green Building Plan into law, requiring all private development of 50,000 square feet or greater to earn LEED Certified and offering expedited plan review and permitting for all projects seeking LEED Silver, as verified by LEED Accredited city officials.

In July, 2007, Mayor Villaraigosa announced the City's new private sector green initiative that, among certain large commercial project requirements, will offer expedited permitting to all projects meeting or exceeding LEED Silver.

On March 14, 2007, the Los Angeles Department of Water and Power Board of Commissioners, who are appointed by the Mayor and approved by the City Council, approved a policy to expedite water and



Summary of Government LEED® Incentives – March, 2009 (updated quarterly)

electrical connections for buildings that meet LEED Silver. LADWP has also adopted a policy to require that its construction projects meet LEED Silver. In addition, builders and developers can take advantage of the [LADWP Green Building Incentive](#) that offers up to \$250,000 in financial incentives to assist a building in becoming more green and meeting LEED standards.

MONROE COUNTY, NY

tax credit

On June 14, 2007, Monroe County Executive Maggie Brooks launched an [initiative](#) that requires adherence to LEED standards for new county buildings and major renovations of greater than 5,000 gsf. The initiative also directs the County of Monroe Industrial Development Agency to extend tax abatements from 10 to 14 years and adopt any further green building incentives to encourage the private sector to implement LEED.

MECKLENBURG COUNTY, NC

fee reduction/ waiver

On December 18, 2007 the Mecklenberg County Board of Commissioners approved an amendment to the County Fee Ordinance to include the Green Building Rebate Program, offering permit fee rebates to projects with proof of LEED certification. Rebates increase proportionate to the level of certification achieved: 10% reductions for LEED Certified, 15% for LEED Silver, 20% for LEED Gold and 25% for LEED Platinum. Projects with proof of Green Globes certification are also eligible.

MIAMI LAKES, FL

*expedited permitting
fee reduction/ waiver*

On July 10, 2007, the Miami Lakes Town Council adopted [Ordinance #07-92](#), establishing a Green Building Program that requires all future buildings built by the town to meet at least 50 percent of LEED requirements. The program also allows for expedited permitting and possible fee reductions or rebates for private developers who build to the Green Building Program's standard.

NASHVILLE, TN

density bonus

On Feb. 22, 2007, the Nashville Planning Commission approved a density bonus for applying LEED to construction projects in certain neighborhood districts. In the downtown area, development in the Central Business District is eligible to increase the Floor Area Ratio (FAR) cap from 15 to 17 if the project achieves LEED Silver. Projects in this district benefit from a FAR of 19 if the project achieves LEED Gold.

In the SoBro neighborhoods, developments are eligible to increase the FAR cap from 5 to 7 if the project achieves LEED Silver. Projects in these neighborhoods benefit from a FAR cap of 9 if LEED Gold is achieved. Read the [report](#).

OAKLAND, CA

*free consultation/
promotional services*

Oakland's 2005 [Ordinance](#) also promotes the use of green building strategies in private sector development by offering free technical assistance, green building guidelines and public promotion for qualified projects.

PASADENA, CA

Developers who exceed the minimum certification will qualify for a rebate from Pasadena Water and Power. The PWP [High-Performance](#)



Summary of Government LEED® Incentives – March, 2009 (updated quarterly)

grant
free technical assistance

[Building Program](#) matches one month’s electricity savings for each percent efficiency better than code that the building performs (capped at \$100,000). Additionally, developers who include affordable housing will earn a construction tax rebate of \$1000 per unit. PWP’s [Pasadena LEED Certification Program](#) offers \$15,000 grants for applicants who achieve LEED Certified (\$20,000 for Silver, \$25,000 for Gold and \$30,000 for Platinum).

\$1000 per unit. PWP’ s [Pasadena LEED Certification Program](#) offers \$15,000 grants for applicants who achieve LEED Certified (\$20,000 for Silver, \$25,000 for Gold and \$30,000 for Platinum).

PITTSBURGH, PA

density bonus

On November 26, 2007, the Pittsburgh City Council approved an amendment to The Pittsburgh Code entitled “[Sustainable Development Bonuses](#),” granting a density bonus of an additional 20% Floor Area Ratio and an additional variance of 20% of the permitted height for all projects that earn LEED for New Construction or LEED for Core and Shell certification. The bonus is available in all nonresidential zoning districts.

PORTSMOUTH, NH

density bonus

Through an update in its zoning ordinance on April 4, 2007, the City Council of Portsmouth adopted a [density bonus](#) (see page 90) for private projects that use LEED. In Central Business [district] A, projects benefit from a 0.5 increase in Floor Area Ratio that meet appropriate open space requirements and that also build to a minimum of LEED Certified.

SAN DIEGO, CA

expedited permitting
free technical assistance

In addition to its public sector adoptions, in 2002 San Diego developed the [Sustainable Building Expedite Program](#) that uses LEED criteria and provides significant plan review and construction incentives. Private sector buildings registering for LEED certification may be eligible to receive technical green building training, support, and education. Commercial projects achieving LEED Silver certification will benefit from expedited discretionary processes.

SAN FRANCISCO, CA

expedited permitting

On September 28, 2006, the Director of the San Francisco Planning Department issued [Director’s Bulletin 2006-02](#) giving priority permit review to all new and renovated buildings that achieve LEED Gold certification.

SANTA MONICA, CA

grant

In April 2004, the city launched the [Santa Monica Green Building LEED Grant Program](#) that provides a financial incentive for private developers who achieve LEED certification.

expedited permitting

In August 2005, the city passed an [ordinance](#) allowing LEED registered projects to receive expedited permitting. This includes all LEED for New Construction, Homes, Core and Shell.

See Santa Monica’s [Green Building Program](#) website for a comprehensive overview of the City’s green building initiatives.



Summary of Government LEED® Incentives – March, 2009 (updated quarterly)

SEATTLE, WA	As of 2002, the city of Seattle encourages the private sector to incorporate LEED design standards into new and existing buildings by providing grants for qualifying projects.
<i>grant</i>	
<i>density bonus</i>	On April 12, 2006, Mayor Nickels signed zoning legislation that gives a height or density bonus to commercial or residential projects that achieve at least LEED Silver certification and contribute to affordable housing.
SAN ANTONIO, TX	On June 15, 2006, the San Antonio City Council adopted Ordinance #2006-06-15-0722 that approves Phase II of the City's Incentive Scorecard System and authorizes administrative waiver or reduction of certain development fees for projects reaching specified scores from the scorecard. Points are awarded for projects achieving LEED-NC or LEED for Homes certification.
<i>fee reduction/ waiver</i>	
SARASOTA COUNTY, FL	On March 18, 2005 the county passed a resolution mandating that all government county buildings be LEED certified. Additionally, the county is providing a fast-track building permit incentive and a 50% reduction in the cost of building permit fees for private contractors who use LEED.
<i>fee reduction</i>	
<i>expedited permitting</i>	
<i>fast-track permitting</i>	On August 22, 2006, the county approved a Green Development Incentive Resolution (#2006-174) that provides fast-track permitting for residential and commercial green developments. Incentives apply to projects pursuing LEED for Neighborhood Developments (ND) or FGBC Green Development Standards.
SUNNYVALE, CA	On January 26, 2004, the City of Sunnyvale adopted Ordinance #2002-0076, updating the city's building codes in areas zoned for industrial use to allow a density bonus of 5% FAR for buildings that achieve a minimum of LEED Certified. The municipal code improvement can be found under Title 19.32.075 of the Sunnyvale Municipal Code .
<i>density bonus</i>	
WASHINGTON, DC	On December 5, 2006, Bill #B16-0515 called on the mayor to establish an incentive program for private residential and commercial buildings. Incentives will include an expedited permit review and may also include grants.
<i>grant</i>	
<i>expedited permitting</i>	
<i>free technical assistance</i>	The mayor will also establish a Green Building Fund for technical assistance and monitoring of green buildings, education, and incentive funding for private buildings.
WEST HOLLYWOOD, CA	On July 16, 2007, the City Council of West Hollywood passed the Green Building Requirements and Incentives for Private Development with an ordinance requiring residential and commercial projects to meet minimum energy conservation and renewable energy requirements. The Ordinance also calls for the establishment of a Green Buildings Resource Center at West Hollywood City Hall.
<i>free technical assistance</i>	



LEED INCENTIVES IN

S T A T E S

HAWAII <i>expedited permitting</i>	The Hawaii state legislature amended its provisions to Hawaiian counties with HRS 46 19.6 , requiring priority processing for all construction or development permits for projects that achieve LEED Silver or equivalent.
ILLINOIS <i>grant</i>	On August 24, 2007, the Illinois State Senate amended the School Construction Law (Public Act #95-0416) with the governor’s approval, directing the Capital Development Board to only issue grants to school projects with LEED for Schools or comparable rating system certification, or to projects that meet the standards set forth by the Capital Development Board’s Green Building Advisory Committee.
KENTUCKY <i>financial incentives</i>	On August 30, 2007, Governor Fletcher signed HB1 into law, a bill that included an addition to KRS 56.776 that would instruct the Finance and Administration Cabinet to use LEED or other rating systems to develop green building incentives for private development in the Commonwealth of Kentucky.
MARYLAND <i>tax credit</i>	<p>In April 2005, the Maryland House and Senate passed legislation requiring that a green building standard, such as LEED (Silver), be used for state capital projects. The state also approved a green building tax credit for commercial developers.</p> <p>In October 2001, Maryland’s governor issued an Executive Order calling for all capital projects greater than 5,000 square feet to earn LEED certification.</p>
MINNESOTA <i>free technical assistance</i>	On May 25, 2007, Governor Pawlenty signed into law the Next Generation Energy Act of 2007 setting a roadmap towards a smarter energy future and requiring utilities provide technical assistance for commercial or residential projects that incorporate green building principles in their construction. By December 31, 2010, the Act established a goal of 100 commercial buildings achieving LEED certification, or equivalent, by December 31, 2010.
NEW MEXICO <i>tax credit</i>	In April 2007, Gov. Bill Richardson signed SB543 into law. The omnibus bill included a sustainable building tax credit to promote the construction of high performance, green design and construction. The credit applies to LEED for New Construction, Silver and higher; LEED for Existing Buildings, Silver or higher; LEED for Core and Shell, Silver and higher; LEED for Commercial Interiors, Silver or higher; and LEED for Homes, Silver or higher. The credit increases commensurate with the level of LEED certification achieved. The total amount of tax credits shall not exceed an aggregate amount of \$5 million with respect to commercial buildings and an aggregate amount of \$5 million with respect to residential buildings.



Summary of Government LEED® Incentives – March, 2009

(updated quarterly)

NEW YORK

tax credit

low interest loans

In June 2001, New York Governor Pataki issued Executive Order #111 encouraging state projects to seek LEED Certification. The New York State Energy Research and Development Authority will be offering an incentive for design teams of any New York State building that achieves a LEED rating.

NYSERDA's New Construction Program offers a 10% increase on incentives for energy efficiency measures that reduce the use of electricity. NYSERDA provides low interest loans (4% below market rate) for energy efficiency measures and building materials that meet LEED or other generally accepted green building standards. The New York State [Green Building Tax Credit Program](#) provides a tax incentive to commercial developments incorporating specific green strategies informed by LEED.

NORTH CAROLINA

fee reduction/ waiver

On August 2, 2007, the State of North Carolina enacted [Senate Bill 581](#), formally granting permission to cities and counties to encourage green building practices in their jurisdictions through the use of reduced permitting fees or partial rebates for construction projects that achieve LEED certification or certification from other rating systems.

OREGON

tax credit

Oregon's LEED [Business Energy Tax Credit](#) (BETC), administered by the state Office of Energy, is tied to the level of LEED certification achieved. LEED for New Construction, Core and Shell, or Commercial Interiors projects achieving a minimum Silver certification will be eligible. Projects must also meet certain [technical requirements](#).

PENNSYLVANIA

grants

Four state funds including the \$20 million Sustainable Energy Fund provide grants, loans and "near-equity" investments in energy efficiency and renewable energy projects in Pennsylvania.

In July 2005, the Pennsylvania State legislature passed [House Bill 628](#), amending the Public School Code to provide a financial incentive to public school districts that achieve LEED Silver certification.

VIRGINIA

tax credit

On March 04, 2008 the Governor Kaine signed into law HB 239, amending and reenacting Section [58.1-3221.2](#) of the Code of Virginia thus declaring energy efficient buildings to be a separate class of taxation from other real property. The amended code provides for localities in the Commonwealth to levy equal or lesser taxes on energy efficient buildings, as defined in the code as meeting the performance standards of LEED, Energy Star, Green Globes or EarthCraft.