

LEED® Public Policies

Updated: 09/24/10



Various LEED initiatives including legislation, executive orders, resolutions, ordinances, policies, and incentives are found in **45** states, including **442** localities (**384** cities/towns and **58** counties), **35** state governments (including the Commonwealth of Puerto Rico), **14** federal agencies or departments, and numerous public school jurisdictions and institutions of higher education across the United States.

For a dynamic search tool that searches all the information contained in this document, visit:

<http://www.usgbc.org/PublicPolicy/SearchPublicPolicies.aspx?PageID=1776>

Please keep us up to date: publicpolicies@usgbc.org

See www.usgbc.org/Government for the most current list.

NEW ADDITIONS

Portola Valley, CA: Effective July 2010, the Town of Portola Valley [Green Building Ordinance](#) established minimum green building thresholds for new construction and renovations of residential and commercial developments. Residential projects are required to achieve GreenPoint rated certification but may choose to pursue at least Silver certification under the LEED for Homes rating system. Institutional and non-residential projects less than 2,000 sq. ft. must adhere to a LEED or Build It Green checklist with self-verification. New commercial construction between 2,000 and 3,000 sq. ft. must achieve LEED Certification; projects between 3,000 and 5,000 sq. ft. must earn LEED Silver certification; and new construction over 5,000 sq. ft. must achieve LEED Gold certification.

Indianapolis-Marion County, IN: Effective August 1, 2010, new construction and major renovation projects in the City of Indianapolis and Marion County pursuing aspects of sustainable design are eligible for a green building rebate. Developments may receive a 30% rebate if they incorporate three of the sustainability categories—water quality/quantity, transportation, energy, materials, site, and innovative design. Projects may receive an additional 10% for each category achieved beyond the initial three, not to exceed a 50% rebate. Though the criteria for the Green Building Incentive Program are based on LEED, the program does not require LEED registration or certification. However, a building project seeking LEED-certification of any level will qualify for all or part of the rebate.

[Indianapolis Green Building Incentive Program](#)

[SustainIndy – Green Building and Development](#)

Cambridge, MA: On August 2, 2010, the City Council adopted a [green building zoning amendment](#) requiring all construction projects greater than 25,000 sq. ft. but less than 50,000 sq. ft. to meet the requirements of LEED Certified status or better. Developments 50,000 sq. ft. and greater must achieve at least LEED Silver certification. Projects are required to

submit a LEED checklist under the supervision of a LEED AP as documentation included in the special permit application; however, formal certification is not required.

Contact: Iram Farooq, Senior Project Manager - Land Use, Urban Design, Sustainability, Community Development Department; (617) 349-4606; ifarooq@cambridgema.gov

For more on Cambridge, see **STATE AND LOCAL INITIATIVES** below.

San Anselmo, CA:

On August 24, 2010 the San Anselmo Town Council adopted [Ordinance 1076](#) establishing green building standards for new construction or major renovations of residential and commercial buildings. New commercial construction between 2,000 and 4,999 sq. ft. must submit a LEED checklist and comply with the prerequisites under the LEED for New Construction or Core and Shell rating systems. Developments 5,000 to 49,999 sq. ft. must achieve the equivalent of LEED Silver certification, verified by a LEED AP with a GreenPoint Rater or the Building Performance Institute. Commercial new construction projects greater than 50,000 sq. ft. are required to achieve LEED Gold certification. Commercial renovations less than \$250,000 valuation or 500 to 4,999 sq. ft. may voluntarily comply with certain prerequisites under the LEED for Commercial Interiors or Existing Buildings rating systems. Renovations \$250,000 to \$5 million or 5,000 to 24,999 sq. ft. are required to comply with the aforementioned prerequisites and projects with renovation costs more than \$5 million or greater than 25,000 sq. ft. must meet the equivalent of LEED Silver certification.

FEDERAL INITIATIVES

Department of Agriculture:

On June 19, 2006, the U.S. Department of Agriculture issued a [Departmental Regulation](#) that requires new construction or major renovation of covered facilities to earn a minimum of LEED Silver certification. The USDA has integrated these requirements, along with strategies for improving energy and water use in existing buildings, into their August 2007 [Sustainable Buildings Implementation Plan](#).

Contact: Ed Murtagh, USDA Facilities Working Group Chair; (202) 720-5961;
Ed.Murtagh@usda.gov

Department of Agriculture- Forest Service:

U.S. Forest Service requires all new construction of office buildings, visitor centers, research facilities, and climate controlled warehouses 2,500 sq ft or greater in size to earn LEED Silver certification. The Forest Service Rocky Mountain Region hosts an annual [Sustainable Operations Summit](#) to share lessons and strategies.

Contact: Bill Hamele, PE, Forest Service Engineering; (703) 605-4522;
whamele@fs.fed.us

Department of Energy:

On February 29, 2008, Secretary of Energy Samuel Bodman issued a memorandum to DOE leadership directing heads of departments to adhere to [Executive Order 13423](#), "Strengthening Federal Environmental, Energy and Transportation Management (72 FR

3919; Jan. 24, 2007)” by building all new Department buildings of \$5M or greater to earn LEED Gold certification. The memorandum also gives preference to LEED Gold when selecting new leased space.

The Department of Energy also provided necessary support for the original development of the LEED Rating System, training workshops, and reference materials.

DOE High Performance Buildings:

http://www1.eere.energy.gov/buildings/commercial_initiative/

Federal Energy Management Program’s Sustainable Design & Operations:

<http://www1.eere.energy.gov/femp/sustainable/>

Contact:

Tom Robinson; Energy Efficiency and Renewable Energy; (202) 586-0139

Matt Gray; Federal Energy Management Program; (202) 586-0067

Department of Health and Human Services:

On March 1, 2007, the Department of Health and Human Services issued a Sustainable Buildings Implementation Plan, requiring new construction or major renovation projects of HHS-owned buildings built with at least \$3 million of Federal funds to earn LEED certification, Green Globes certification, or certification by another nationally recognized green building standard.

The Department of Health and Human Services annually updates their Sustainable Buildings Implementation Plan. Currently all construction projects with a total project value of \$10 million or more and improvement projects with a total project value of \$10 million or more (or impacting 40% or more the overall floor area) are required to obtain third party certification that meets the requirements of a multi-attribute green building standard or rating system developed by an ANSI-accredited organization.

Contact: David Campbell, Chief Engineer for Design and Construction; (202) 401-1437;

david.campbell@hhs.gov

Department of Interior:

On June 20, 2008, the Department of the Interior adopted its [Sustainable Buildings Implementation Plan](#), which requires that all new construction and major renovation building projects with gross construction costs greater than \$2,000,000 achieve LEED Certified or one Green Globe.

The Department of the Interior signed a Memorandum of Understanding with the USGBC supporting the use of LEED for Existing Buildings by its facilities. The DOI also signed a memorandum with the GSA and the USGBC supporting LEED for all partnered projects.

Contact: Heather S. Davies; heather_davies@ios.doi.gov

Department of State:

The Department of State has committed to using LEED on the construction of new embassies worldwide over the next 10 years and has worked with the USGBC to coordinate a green charrette for the project teams in early 2001. The Department has several projects registered for LEED certification.

Contact: Donna McIntire; (703) 875-5336

Department of Veterans Affairs:

On June 1, 2007, the Department of Veterans Affairs adopted a [Sustainable Design and Energy Reduction policy](#) requiring all new stand-alone construction and major renovation projects to be designed and constructed to achieve LEED Silver certification and encouraging, but not requiring, these projects to pursue formal LEED certification.

Contact: John K. Park, PE, CEM, Portfolio Manager (Energy Program), Department of Veterans Affairs, Central Office; John.Park2@va.gov

Environmental Protection Agency:

As of FY 2006, the Environmental Protection Agency strives for all of its new facility construction, major renovation, and new building acquisition projects 20,000 square feet or larger to achieve LEED Gold certification, with a minimum requirement of LEED Silver certification. The Agency currently occupies two LEED-EB Gold buildings, six LEED-NC Gold buildings and three LEED-NC Silver buildings. Two additional LEED-NC Gold projects, one LEED-EB Gold project, and one LEED-EB Platinum project are planned. In addition, the Agency requires GSA to provide new major office leases that meet the Energy Star requirements. For updates from EPA on greening its buildings, visit: [EPA Green Buildings](#).

EPA's Chelmsford, MA lab is the first Gold-rated federal building.
<http://www.epa.gov/greeningepa/>

EPA's Green Buildings Vision and Policy Statement:
<http://www.epa.gov/oaintrnt/projects/policy.htm>

Contact: Cathy Berlow, (202) 564-3739; berlow.cathy@epa.gov

General Services Administration:

In order to objectively measure its sustainable design achievements, GSA decided in 2000 that beginning in 2003 all capital building projects must earn LEED Certified, with a target of LEED Silver. In 2008, in response to the changing market, GSA began requiring all lease construction to earn LEED Silver certification.

The General Services Administration is the nation's largest civilian landlord, managing space in over 8,600 owned and leased buildings for over one million federal employees. GSA was U.S. Green Building Council's first federal member and supported the development of LEED for Commercial Interiors. As of January 2008, GSA has 24 certified projects including courthouses, laboratories, office buildings, a border station, and a childcare facility.

http://www.gsa.gov/Portal/gsa/ep/contentView.do?contentType=GSA_BASIC&contentId=14167&noc=T

<http://www.gsa.gov/sustainabledesign/>

Contact: Don Horn; donald.horn@gsa.gov;

National Aeronautics and Space Administration:

New construction and major renovations of NASA facilities projects planned for FY2006 and beyond are required to meet LEED Silver certification, and strive for LEED Gold. FY2004 and FY2005 projects will strive to meet LEED Silver certification. All other building projects will strive to follow the LEED rating system as much as possible. The LEED [goal](#) for NASA facilities projects will be reviewed, renewed, or changed every three years.

[NASA Policy Directive](#)

Contact: Calvin Williams, Facilities Engineering and Real Property Division; (202) 358-2322; calvin.williams@nasa.gov

Smithsonian Institution:

On November 13, 2006, the Smithsonian Institution issued “Smithsonian Directive 422” in response to Executive Order 13123: Greening the Government through Efficient Energy Management. The directive articulates the Smithsonian’s goal to design, build, and maintain facilities that are eligible for, and that obtain, LEED certification. Initially, the Smithsonian requires all new buildings and renovation work to aim for a minimum of LEED certification. In addition, the Smithsonian will integrate the LEED checklist and guidelines into the planning, engineering, design, construction, deconstruction and maintenance of Smithsonian facilities.

Contact: <http://www.ofeo.si.edu/>; kelsonm@si.edu

U. S. Air Force:

The Air Force has developed a LEED Application Guide for Lodging projects and has conducted LEED training seminars for its design and construction personnel. The Air Force encourages the use of LEED for new or major renovations for MILCON projects and has created an online design guide for sustainable development structured after LEED. An online Sustainable Training course is also being developed.

The Sustainable Development Guide:

<http://www.afcee.af.mil/resources/installationplanning/sustainableplanning/index.asp>

The LEED Application Guide for Lodging:

<http://www.afcee.af.mil/shared/media/document/AFD-070919-065.pdf>

The Air Force Policy Letter for Sustainable Development:

<http://www.afcee.af.mil/shared/media/document/AFD-080609-022.pdf>

Contact: Boyce Bourland; (210) 536-5483

U. S. Army:

The Army adopted LEED into its Sustainable Project Rating Tool (SPiRiT), but does not require certification of its projects. In January, 2006, the Army issued a memorandum stating that it will transition from SPiRiT to LEED beginning in FY2008. All new vertical construction projects will achieve LEED Silver certification. Additionally, the Army has committed to adopting LEED for Homes now that the program has launched.

U.S. Army Sustainability: <http://www.sustainability.army.mil/>

Construction Engineering Research Laboratory:
<http://www.cecer.army.mil/SustDesign>

Contact: Richard Schneider, U. S. Army Engineering Research & Development Center;
217-373-6752
r-schneider@cecer.army.mil

U.S. Navy:

The Navy was the first federal agency to certify a LEED project. The Bachelor Enlisted Quarters at the Great Lakes Naval Training Center achieved LEED-NC v1.0 Bronze in 2000. This facility was awarded the White House Closing the Circle Award, Category/title: Model Demonstration Facility in 2000 for its LEED certification. The Navy continues to aggressively pursue sustainable development in its facilities requiring all applicable projects to be registered with USGBC for LEED certification AND achieve a minimum LEED Silver-level rating. The Navy currently has nine LEED certified buildings including the first Child Development Center (LEED-NC v2.1 Silver) in the Department of Defense, approximately 162 projects registered for LEED certification and over 115 LEED Accredited Professionals including active duty Military and civilians.

Contact: Dennis Talton, R.A.; (757) 322-4211; dennis.talton@navy.mil

STATE AND LOCAL INITIATIVES

State of Alabama: No state-level LEED policies

State of Alaska: No state-level LEED policies

Anchorage, AK: On August 12, 2008, the Anchorage Assembly adopted [Ordinance 2008-93](#), requiring all new municipal buildings, including new private construction for municipal leasing or renting, and major renovations of existing municipal buildings to be LEED Certified. Beginning July 1, 2012, the minimum level required will be increased to LEED Silver. The Ordinance also requires all Anchorage School District building construction and renovation over 5,000 sq ft to earn LEED Certified. The Department of Development Services will refund 100% of the expedited portion of building permitting fees for public and private projects that earn LEED Certified. In addition, 10% of the regular portion of building permitting fees for public and private development will be refunded for projects that earn LEED Certified, 15% for LEED Silver, 22.5% for LEED Gold, and 35% for LEED Platinum.

Contact:

Matanuska-Susitna Borough, AK:

On December 24, 2007 the Matanuska-Susitna Borough Assembly adopted Resolution #07-137, requiring all new construction and additions of 10,000 square feet or greater to earn LEED Silver certification, targeting LEED Gold or Platinum as feasible. Projects of smaller size are encouraged to incorporate LEED to the greatest extent practicable, further encouraging the use of LEED for Existing Buildings: Operations and Maintenance as a guide for sustainable operation of borough buildings.

Contact:

State of Arizona:

On Friday, Feb 11, 2005, Governor Janet Napolitano signed [Executive Order #2005-05](#) requiring all state-funded buildings to achieve LEED Silver certification. The Executive Order also requires newly constructed state-funded buildings to incorporate renewable energy. This makes the state the first governmental entity in Arizona to adopt a mandatory green building standard.

Contact: Mick Dalrymple, Desert Moon Productions, Inc. (602) 321-7265;
md@desertmooninc.com.

Chandler, AZ:

On June 26, 2008, the Chandler City Council adopted Resolution #4199, requiring that all new municipal buildings over 5,000 sq ft earn LEED Silver certification and that all renovations of municipal buildings over 5,000 sq ft follow LEED guidelines. The Resolution also provides for expedited plan review for private developments that register with the intent to certify at LEED Silver or better. The resolution further offers LEED certification fee reimbursements: 50% for LEED Certified and LEED Silver projects; 100% for LEED Gold and LEED Platinum projects. Projects that earn a minimum of LEED Certified will also be recognized in various ways by the City of Chandler, including inclusion on the Chandler Green Building Program Participant list and signage recognizing the building as being green.

http://www.chandleraz.gov/Content/20080626_15.pdf (scroll down to page 10)

[City of Chandler Green Building Program](#)

Contact: Jason Crampton, City Planner - Long Range Planning; Town of Chandler; (480)782-3072; jason.crampton@chandleraz.gov

Flagstaff, AZ:

On June 3, 2008, the Flagstaff City Council adopted [Resolution 2008-32](#), requiring all new municipal buildings be constructed to earn a minimum of LEED Silver certification and should attempt to earn LEED Platinum certification where feasible.

Contact:

Oro Valley, AZ:

On August 23, 2007, Mayor Loomis signed into law the city council's Resolution #07-94 requiring that all new town buildings and additions to existing town buildings be built to achieve a minimum of LEED Silver. The resolution directs the Town administration to achieve LEED Gold or LEED Platinum as project resources and conditions permit.

<http://lexicon.orovalleyaz.gov/ACK/ArchiveSearch/ArchiveSearch.htm> (Search for Resolution 07-94)

Contact: Bayer Vella, Conservation and Sustainability Manager, Town of Oro Valley; (520) 229-4810; bvella@orovalleyaz.gov

Phoenix, AZ:

On June 21, 2005, the Phoenix City Council adopted a policy requiring all new municipal buildings built with 2006 Bond Funds be LEED Certified. In 2006, the [City Building Standards](#) were revised to include additional efficiency measures, including supplemental requirements to the LEED standards and a requirement for a LEED AP to be on the design team.

Contact: Mark Wilhelm, Green Ideas, Inc.; (602) 512-0558; mark@egreenideas.com

Pima County, AZ:

On May 1, 2007, the Pima County Board of Supervisors adopted [Resolution 2007-84](#), requiring all new occupied County buildings, including additions over 5,000 sq ft, and any buildings funded through County bonds for which design was initiated after July 1, 2007 to achieve LEED Silver certification. In addition, the resolution requires all LEED certified buildings to be maintained under the LEED for Existing Buildings ratings system.

Contact: Dr. Yves Khawam, Chief Building Official; Yves.Khawam@dsd.pima.gov

Queen Creek, AZ:

On August 1, 2007, the Queen Creek Town Council unanimously approved a [green building policy](#) requiring all public buildings over 5,000 square feet to achieve LEED Certified.

Contact:

Scottsdale, AZ:

On March 23, 2005, the City Council unanimously approved [Resolution #6644](#) requiring all new city buildings of any size to achieve LEED Gold and to strive for the highest level of certification whenever project resources and conditions permit. In addition, all future renovations and non-occupied city buildings will be designed, contracted, and built to include as many principles of both the LEED program and the City's Green Building Program as feasible.

This resolution makes Scottsdale the first city in the U.S. to adopt a LEED Gold policy.

[City of Scottsdale Green Building Program](#)

Contact: Anthony C. Floyd, City of Scottsdale; (480) 312-4202; afloyd@scottsdaleaz.gov

Tucson, AZ:

The City of Tucson passed [Resolution #20322](#) on April 18, 2006 requiring new city construction, major additions, or renovations over 5,000 ft² to achieve the LEED Silver certification level and to achieve a higher certification level when resources and conditions permit.

Contact: Vinnie Hunt, Energy Manager, City of Tucson; (520) 791-5111 x311; Vinnie.Hunt@tucsonaz.gov

- State of Arkansas:** On February 25, 2005 Governor Huckabee signed [Arkansas Energy and Natural Resources Conservation Act](#) encouraging all state agencies to use green design strategies, including LEED and Green Globes. The bill also creates the Office of Sustainability with the Arkansas Department of Environmental Quality and the Legislative Task Force on Sustainable Building Design and Practices which is to meet and continue to review, discuss and advise on issues related to sustainable building design.
- Contact: Mark Robertson, MESA Landscape Architects, Inc., (501) 372-6092; marobertson@mesainc.net
- Martha Jane Murray, The Wilcox Group, (501) 666-4546; mmurray@thewilcoxgroup.com
- Fayetteville, AR:* On October 2, 2007, the Fayetteville City Council adopted [Resolution #176-07](#), requiring all new city-owned facilities greater than 5,000 square feet to achieve a minimum of LEED Silver certification. The bill also requires all other new construction in the city to submit a LEED checklist with application for permit, stressing an emphasis on energy and water efficiency.
- Contact: John Coleman, Sustainability Coordinator; City of Fayetteville; (479) 575-8272
- State of California:** On September 30, 2008, Governor Schwarzenegger signed [AB 1389](#), which requires the Department of Housing and Community Development to review relevant green building guidelines when preparing proposed building standards for submittal to the California Building Standards Commission. Additionally, the Department should consider proposing as mandatory building standards those green building features determined by the Department to be cost effective and feasible to promote greener construction.
- On July 17, 2008, the California Building Standards Commission passed the [California Green Building Standards Code](#), which aims to reduce water and energy use in buildings through landscaping, appliance efficiency, building design, and the use of recycled materials. The code is voluntary through 2009 at which time it becomes mandatory. The Code is written so as to not preempt more stringent local policies.
- Governor Schwarzenegger signed [Executive Order #S-20-04](#) on December 14, 2004, requiring the design, construction, and operation of all new and renovated state-owned facilities to be LEED Silver. The state is pursuing LEED for New Construction for its projects and the Silver certification level, and LEED for Existing Buildings certification for existing facilities.
- Green California: <http://www.green.ca.gov/default.htm>
- Contact: Dan Burgoyne, State of California, Department of General Services; (916) 376-5010; daniel.burgoyne@dgs.ca.gov
- Alameda, CA:* On May 6, 2008, the Alameda City Council adopted the [Civic Green Building Ordinance](#), updating Chapter 13 of the Alameda Municipal Code, requiring all city-owned and city-

funded projects exceeding \$3 million in construction costs to earn LEED Certified or a GreenPoint Rated score of 50.

Contact:

Alameda County, CA: All county projects initiated after July 1, 2003 must be LEED “Silver” certified. This ordinance added [chapter 4.38](#) to Title 4 of the Administrative Code of the County of Alameda.

Contact: Michael Cadrecha, Architect, County of Alameda GSA-TSD; (510) 208-9589; michael.cadrecha@acgov.org.

Albany, CA: In July 2007, new [Green Building Standards for Compliance](#) became effective, increasing the thresholds for compliance. All new construction and renovations of city-sponsored and commercial projects under 5,000 sq. ft. are required to achieve a maximum number of LEED points as practicable. City-sponsored and commercial developments over 5,000 sq. ft. are required to achieve LEED Gold certification.

On April 26, 2006, Albany city council adopted an [ordinance](#) requiring all city-sponsored construction projects of at least 5,000 square feet of occupied nonresidential space will achieve LEED Certified. Private commercial projects of 10,000 square feet are also required to achieve LEED Certified.

Projects in Albany pursuing LEED are also required to have a LEED AP as a principal member of the design team.

Contact: Jeff Bond, Manager, City of Albany Community Development Department; (510) 528-5769; jbond@albanyca.org

Anaheim, CA: On August 8, 2006, the Anaheim City Council adopted [Resolution 2006-187](#), requiring all new municipal buildings over 10,000 sq ft to be LEED Certified and encouraging private developers and builders to earn LEED certification for all their future projects.

Contact:

Belmont, CA: In 2010, the City of Belmont adopted [green building requirements](#) for new construction and renovations of residential and commercial buildings. Tenant improvements and new construction of commercial projects greater than 10,000 sq. ft. must achieve LEED Silver certification, verified by a LEED AP and a building inspector.

Contact:

Berkeley, CA: On November 18, 2003, the Berkeley City Council adopted [Resolution 62,284-NS](#), requiring municipal buildings over 5,000 sq ft and \$200,000 that enter design and construction after January 1, 2004 to follow LEED Certified guidelines. The Resolution increases this requirement to a minimum of LEED Silver “guidelines” beginning on January 1, 2006.

Contact: Roger Rushing, Senior Green Building Inspector, Planning Department; (510) 981-7457; rrushing@cityofberkeley.info

Beverly Hills, CA:

In 2008, the City of Beverly Hills passed Ordinance 08-O-2555, codified in Title 10, Chapter 3, [Article 46](#) of the municipal code, establishing green building standards for the new construction or renovation of multi-family residential, commercial and mixed use buildings. All covered projects must submit a green building checklist as part of the building permit application and employ a LEED Accredited Professional on the project. Applicants are encouraged to register under the LEED Rating System, but certification is not required. Covered projects voluntarily registered with the U.S. Green Building Council with the intent to achieve LEED certification may be granted a reduced scope of the city's compliance review by the green building compliance official.

Contact:

Big Bear Lake, CA:

On August 24, 2009, the Big Bear Lake City Council adopted an ordinance establishing a green building program for residential, commercial, and industrial projects. The ordinance requires all new commercial and industrial buildings to complete a LEED checklist showing the credits the project would achieve. To qualify for green building incentives, the project must demonstrate that it could be LEED Certified. Green building incentives include expedited plan review with the first plan review being completed within 10 working days and all subsequent reviews completed within 5 working days; priority will be given for building inspection; development impact fees will be automatically deferred to final building inspection; and qualified green buildings will be recognized by the City Council and will receive a plaque to be placed on the building and will be recognized on the City website and in other "green" promotional materials.

http://www.citybigbearlake.com/cityGovt/documents/ccagenda082409_000.pdf (scroll to page 24)

Contact:

Brisbane, CA:

On December 17, 2007, the Brisbane City Council adopted [Ordinance 524 \(Chapter 15.80\)](#), requiring all new municipal buildings over 5,000 sq ft to earn LEED Silver certification. All new commercial construction and renovations over 10,000 sq ft must meet LEED Silver standards on a Green Building Project Checklist. Though applicants are encouraged to register their projects with USGBC, certification is not required. Commercial projects smaller than 10,000 sq. ft. are encouraged to follow LEED guidelines.

Contact:

Burbank, CA:

In March of 2004, the City of Burbank issued its [Green Building and Sustainable Architecture Reference Manual](#) including Burbank-specific guidelines on a credit-by-credit basis with the LEED Rating System for New Construction. Expedited permit approval and reduced permit fees (5%-15%) are available to varying degrees based on the level of sustainability achieved.

For Level I, projects must submit proof of construction waste diversion and stormwater prevention programs; for Level II, projects must submit proof of sustainable building

methods and materials programs in addition to Level I requirements; for Level III, projects must submit proof of LEED certification.

Contact: John Cheng, PE, CBO, Assistant Community Development Department Director/Building Official; jcheng@ci.burbank.ca.us
Tom Sloan, Deputy Building Official; tsloan@ci.burbank.ca.us

Calabasas, CA: On January 7, 2004, the Calabasas City Council adopted Ordinance [#2003-185](#) requiring all non-residential, city and privately-owned buildings between 500 ft² and 5,000 ft² to meet the equivalent of LEED Certified status. Buildings over 5,000 ft² must meet the equivalent of LEED Silver certification.

[Calabasas Green Stewardship](#)

Contact:

Campbell, CA: On December 4, 2007, the Campbell City Council adopted [Resolution 10850](#), requiring all new and renovated municipal buildings over 5,000 sq ft to achieve LEED Silver certification.

Contact:

Carmel-by-the-Sea, CA: On August 4, 2009, the Carmel-by-the-Sea City Council adopted an ordinance and resolution requiring new commercial projects to follow the LEED checklist and achieve 26 of the possible points.

<http://ci.carmel.ca.us/carmel/index.cfm?LinkServID=D1B63E67-3048-7B3D-C5422F0CA2D550A9&showMeta=0> (scroll down to page 86 for ordinance, page 92 for resolution)

Contact:

Cathedral City, CA: Cathedral City's [Residential Green Building Program](#) requires that new residential buildings be certified under California's Green Builder Program. In 2008, Ordinance 657 established that LEED certification is an acceptable path to compliance with the green building requirements.

Contact:

Chino Hills, CA: In July 2009, the City Council adopted Ordinance 226, amending [Title 16](#) of the Development Code which addresses non-residential design standards. The ordinance encourages green buildings and LEED standards within projects.

Contact:

Corona, CA: In 2007, the City of Corona established a [Green Building Program](#) for commercial and residential new construction developments and major renovations. Participating

commercial projects must submit a LEED checklist and achieve a minimum of 20 LEED points. Commercial projects registered for LEED certification will receive expedited plan check review.

Contact:

Costa Mesa, CA: 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 green installations and fee reductions to cover the cost of LEED certification.

On the same day, the City established leadership by becoming the first municipality in the State of California to [require all new municipal construction to achieve LEED Gold](#), with no size or cost minimums.

Contact: Khanh Nguyen, Building Official; City of Costa Mesa; (714) 754-5277;
knguyen@ci.costa-mesa.ca.us

Cotati, CA: The City of Cotati has required new residential and commercial buildings as well as major renovation projects to adhere to green building standards since December 2004. Projects must receive a minimum of 90 points under the Green Points Checklist. The City encourages larger commercial and mixed-use developments to pursue LEED certification in addition to the [City's Sustainable Buildings Program](#).

Contact:

Culver City, CA: In 2009, the City established a green building program under Title 15 of the [City municipal code](#) (begins at 15.02.1100). All new construction and major renovations projects requiring a building permit under 50,000 sq. ft. must comply with 80% of the listed green building requirements—these requirements include 25 sustainability goals and practices from energy efficiency and water conservation to construction materials and renewable energy. All new construction and major renovations 50,000 sq. ft. or greater must have a LEED AP as member of their team. These projects must submit a LEED checklist, including intended points allocated toward “Innovation and Design” credits, demonstrating that the project meets LEED Certified standards or higher. The requirements do not apply to one- or two-family residences.

Contact:

Cupertino, CA: On November 20, 2007, the Cupertino City Council adopted a policy requiring all new municipal buildings to achieve LEED Silver certification.

<http://64.165.34.13/weblink7/DocView.aspx?id=23721> (scroll down to page 9)

Contact:

Daly City, CA: On December 14, 2009, the Daly City City Council adopted [Ordinance 1346](#), establishing a green building program for new residential buildings, including single family, duplex,

and multi-family. Projects must achieve LEED Certified or equivalent rating from a third party rating system.

Contact:

Danville, CA:

On September 11, 2009, the City of Danville adopted [Ordinance 2009-05](#) requiring all new developments and renovation projects within the city over 1,000 sq. ft. or totaling more than \$50,000 to recycle at least 50% of their construction and demolition debris. Covered projects must submit a Waste Management Plan (WMP) form as part of the permit application along with a Performance Security deposit of either 3% of the total building costs or \$10,000, whichever is less. If compliance with the diversion requirement is not achieved the deposit may be withheld. Projects pursuing LEED or Build It Green certification may be exempted from submitting a WMP as long as the waste management requirements for certification satisfy the City's requirement.

Contact:

Davis, CA:

In 2008, the City of Davis adopted an [Ordinance](#) adding Article 8.20 to the municipal code establishing green building standards for residential, commercial, mixed-use and city sponsored projects. New commercial developments less than 20,000 sq. ft. must achieve 20 LEED points self certified or 33 points for recognition. New commercial buildings 20,000 to 50,000 sq. ft. must achieve 25 LEED points self certified (36 for recognition) and projects over 50,000 sq. ft. must achieve 28 LEED points self certified (39 for recognition). Commercial tenant improvement projects must achieve 8 LEED points self certified (21 for recognition) for projects under 20,000 sq. ft., 12 LEED points self certified (24 for recognition) for projects 20,000 to 50,000 sq. ft., and 15 LEED points self certified (27 for recognition) for projects over 50,000 sq. ft. City sponsored projects are required to achieve 20 LEED points self certified for buildings less than 10,000 sq. ft., 25 LEED points self certified for developments 10,000 to 20,000 sq. ft., and 28 LEED points self certified for projects greater than 20,000 sq. ft.

Contact:

Dublin, CA:

In March 2004, the City Council approved [Ordinance 9-04](#) that all municipal projects with an estimated construction cost of \$3 million or greater must register with the USGBC and achieve LEED Silver certification. Smaller projects are required to incorporate as many green building principles as deemed appropriate by the Green Building Compliance Official.

Contact:

El Cerrito, CA:

In 2008, the City of El Cerrito adopted an incentive program for construction projects, codified in [Chapter 19.23](#) of the Zoning Code. Projects that achieve 50 points out 174 possible points may receive modifications to certain development standards and zoning requirements. LEED certifiable projects may earn up to 20 points towards the incentives.

Contact:

- El Monte, CA:* In 2007, the City of El Monte adopted Ordinance 2701, codified in [Chapter 8](#) of the Code of Ordinances, establishing a requirement for construction and demolition (C&D) waste collection, removal, disposal and diversion. All projects requiring a demolition permit, building permit, encroachment permit and/or grading permit must divert 50% of the weight of its C&D materials from entering a landfill. Projects failing to comply with the requirement will have their performance security withheld proportionate to the shortcoming of the diversion requirement. The partial performance security refund to non-compliant projects may be increased if the project achieves LEED certification.
- Contact:
- El Segundo, CA:* On April 7, 2009, the El Segundo City Council adopted three recommendations from their Environmental Committee. These recommendations require all new municipal projects to achieve LEED Silver certification or higher while delaying the implementation of green building standards for private developments until 2010. The recommendations also requires City staff to plan, develop, and hold quarterly environmental workshops for residents and developers to help them become more familiar with green building practices.
- <http://www.elsegundo.org/civica/filebank/blobdload.asp?BlobID=6187> (scroll down to page 18)
- Contact: Greg Carpenter, Director, Planning and Building Safety; 310-524-2345; gcarpenter@elsegundo.org
- Sam Lee, Building Official/Building Safety Manager; 310-524-2346; slee@elsegundo.org
- Emeryville, CA:* As part of the Emeryville [Climate Action Plan](#), new city facilities are required to achieve LEED Silver Certification. Private developments achieving LEED Gold or Platinum are eligible for bonus residential density, floor area ratio, and/or height under Chapter 6 (9-6.407) of the [municipal code](#).
- Contact:
- Encinitas, CA:* The City of Encinitas [Green Building Incentive Program](#) offers priority plan checks for all projects registered with Build It Green or LEED. Upon completion of construction and certification, the project is eligible for reimbursement of the green building costs up to \$2,000 per project. Certified projects will also be recognized at a City Council meeting.
- Contact:
- Fremont, CA:* The City of Fremont has adopted a [Sustainable Building and Landscaping Policy](#) which requires all new City buildings over 10,000 sq. ft. to achieve LEED Silver certification.
- Contact:
- Gilroy, CA:* On February 2, 2009, the Gilroy City Council adopted [Resolution 2009-02](#), requiring all new city facilities or renovations of city facilities of 5,000 sq ft or more be constructed or renovated to achieve LEED Silver certification.

Contact:

Glendale, CA:

Green building projects in Glendale are eligible for technical and certification assistance from Glendale Water & Power. Developments pursuing green building design and construction methods may request up to \$15,000 for LEED certification, \$20,000 for LEED Silver certification, \$25,000 for LEED Gold certification, and \$30,000 for LEED Platinum certification. LEED projects may also apply for \$10,000 for design review assistance, \$6,000 of green building rate incentives and \$10,000 for technical assistance support.

[Glendale Green Building Program](#)

Contact:

Hayward, CA:

[Article 21](#) of Hayward's municipal code establishes green building requirements for municipal buildings. New City construction and renovation projects greater than 20,000 sq. ft. or \$5 million are required to achieve LEED Silver certification. Minor public projects are required to submit a LEED checklist and earn a minimum of 20 points.

Contact:

Healdsburg, CA:

Since the adoption of the 2009 green building ordinance, Healdsburg's [Green Building Program](#) have elevated their standards for compliance, requiring non-residential buildings and additions greater than 10,000 sq. ft. to achieve LEED Certified. The City of Healdsburg recognizes self certification as an acceptable avenue to compliance.

On April 20, 2009, the Healdsburg City Council adopted a [Green Building Ordinance](#) (scroll to page 9) establishing a Green Building Program for residential buildings and commercial and industrial buildings over 5,000 sq ft. Commercial and industrial buildings are required to follow the LEED checklist and residential buildings are required to follow the Build It Green checklist.

Contact:

Irvine, CA:

On October 13, 2009, the Irvine City Council adopted [Ordinance 09-12](#), moving the effective date of the 2008 [California Green Building Standards Code](#) for new residential construction to April 1, 2010, nine months earlier than the state mandated effective date.

On December 13, 2005, Irvine Mayor Krom signed into law Resolution #05-153, establishing a Green Building Program in which all new municipal buildings and major renovations of municipal structures of 5,000 square feet or larger shall be designed, constructed and certified at a minimum of LEED Certified.

[Resolution #05-153](#) can be viewed through Irvine's city records search (search 05-153 under resolutions).

Contact: Shawn Thompson, Environmental Programs Engineer;
sthompson@ci.irvine.ca.us

La Mesa, CA: On January 10, 2006, the La Mesa City Council passed a [sustainable building policy](#) based on the recommendations of the Sustainable Building Task Force, created in 2004. All new public construction and major renovation projects must strive to meet a minimum of LEED Silver certification. The City also provides education on green building practices to private developers and officially recognizes projects that incorporate the goals of the LEED rating system or the California Green Builder Program.

Contact:

Larkspur, CA: In 2007, the City Council adopted Ordinance 956 (codified in [Chapter 18.17](#) of the municipal code) establishing [minimum LEED requirements](#) for new construction and renovations of residential, commercial and municipal buildings. New construction or major renovations of single-family and multi-family residences over 500 sq. ft. must achieve certification under the Build It Green or LEED for Homes rating systems. New commercial developments less than 5,000 sq. ft. must meet basic LEED certification standards, self-certifying, and new construction projects greater than 5,000 sq. ft. must achieve LEED Silver certification through GBCI. Commercial renovations must earn at least 25% of the total LEED points available or the equivalent of LEED Certification, self-certifying. All city-sponsored public facilities are required to achieve LEED Silver certification.

Contact:

Livermore, CA: On October 17, 2006, the Livermore City Council adopted the [Commercial and Residential Green Building Ordinance](#), requiring all commercial and residential projects to submit a LEED or GreenPoint checklist. Under the ordinance, commercial developments are required to achieve at least 20 LEED points. Projects that register intent to achieve LEED Certified or higher may receive expedited review and reduced permit fees.

As per [Ordinance #1727](#) passed by the City Council in 2004, all city buildings shall meet a minimum LEED Silver certification. All projects pursuing LEED are required to include a LEED Accredited Professional on the project team. The ordinance added Chapter 15.74 to the municipal code.

Contact: David J. Rashé, Permit Center Manager, Community Development Department; (925) 960-4413; djrashe@ci.livermore.ca.us

Lodi, CA: The City of Lodi has established an [economic development rate](#) for electrical services to attract new industrial businesses to the area and to promote the expansion of existing operations. Industrial businesses qualified for an economic development rate may receive up to a five percent discount off of the electrical bill for the new or expanded load if the new facilities are certified as LEED Silver or higher.

Contact:

Long Beach, CA: In 2009, the City of Long Beach passed [Ordinance 09-0013](#) codifying the 2006 green building guidelines.

On November 21, 2006, the Long Beach City Council adopted interim [New Green Building Guidelines for Private Development](#) requiring residential and mixed use projects containing 50 or more housing units and commercial and industrial projects over 5,000 sq ft to either earn at minimum LEED Certified or provide third-party verification that the final building design achieves the equivalent of LEED Certified.

In June 2003, the Long Beach City Council adopted a [Municipal Green Building Policy](#), requiring all new municipal buildings over 7,500 sq ft to be LEED for New Construction Certified with the goal of earning LEED for New Construction Silver certification. The policy also requires all municipal building renovation that encompasses over 50% of the building's total square footage to be LEED for Existing Buildings Certified. Expedited permitting, FAR bonuses, and other incentives will be developed for private developments that earn LEED Certification or better.

Contact: City of Long Beach; 562-570-6555; <http://www.longbeach.gov/>

Los Altos, CA:

On October 23, 2007 the Los Altos City Council approved a green building ordinance, adding Chapter 12.66 to Los Altos Municipal Code that requires all future public buildings of 7,500 square feet or larger to be designed to perform at least 15% more efficiently than CA Title 24 and to achieve LEED Silver certification. Prior to issuing a formal certificate of occupancy, the city will verify proof of certification.

The ordinance also requires that all public and commercial buildings are designed to perform 15% better than Title 24 of California Code of Regulations. Single and multi-family homes must be GreenPoint rated.

Link: http://ag.ca.gov/globalwarming/pdf/los_altos.pdf (Chapter 12.66)

Contact: Kirk Ballard, Building Official; City of Los Altos Building Department; (650) 947-2634; kballard@losaltosca.gov

Los Altos Hills, CA:

On October 9, 2008, the Los Altos Hill Town Council adopted an ordinance requiring all new municipal building over 1,000 sq ft to achieve at minimum LEED Certification. New residential projects and major additions must achieve LEED Certification under LEED for Homes or 50 points on the GreenPoint checklist. Residential projects that achieve LEED Silver certification shall qualify for expedited building plan review. Residential projects that achieve LEED Gold certification shall qualify for guaranteed building inspections within two working days of a request for inspection. Residential projects that achieve LEED Platinum shall receive a customized plaque recognizing the special achievement.

http://www.losaltoshills.ca.gov/documents/city_council_meetings/2008/LAH_City_Council_2008-10-09/LAHCC_20081009_AI04.pdf (scroll down to page 2)

Contact:

Los Angeles, CA:

On April 15, 2009, Mayor Villaraigosa signed [Ordinance 180636](#), the Green Building Retrofit Ordinance, requiring all municipal buildings larger than 7,500 sq ft or built before 1978 to be retrofitted with the goal of achieving LEED for Existing Buildings Silver certification. The Ordinance will also establish a pipeline to green careers by

disadvantaged workers, ensure that local green products are being used, and foster inner city economic development by supporting local minority and women-owned green business development.

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. The law further commits City resources towards the ongoing review and improvement of City codes, removing obstacles to green building. Furthermore, the law creates a cross-departmental Sustainability Team to revise green building policies and engage the development community, directs the City to continue to work with DWP to offer financial incentives for green building, directs that certain city staff be trained as LEED APs, and establishes the Mayor's Annual Award of Excellence in Sustainable Design & Construction. Click [here](#) to view the press release.

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, amended the Rules Governing Water and Electric Service to provide expedited water and 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.

Incentive Program: <http://www.ladwp.com/ladwp/cms/ladwp008821.jsp>
LADWP Decision: <http://www.ladwp.com/ladwp/cms/ladwp009184.jsp>

In August, 2006 the LA Department of Building and Safety Board passed a motion to initiate a [Priority Plan Check for Green Building Projects](#) for projects with proof of registration with USGBC at the Silver level.

On April 19, 2002, the Los Angeles City Council adopted the [City of Los Angeles Sustainable Building Initiative](#), requiring all city-owned and city-funded construction projects of 7,500 square feet or larger and constructed after July 1, 2003 to earn LEED Certified. On May 15, 2000 LA City Council Motion #18 called for the Department of Public Works to construct its buildings to LEED Certified, laying the groundwork for the 2002 city-wide public sector adoption.

View the [Sustainable Building Initiative Booklet](#)

View the [City's LEED project status document](#)

Contact: Deborah Kahen, Department of City Planning; (213) 978-1395;
deborah.kahen@lacity.org

Osama Younan, Department of Building and Safety; osama.younan@lacity.org

Los Angeles County, CA: On January 16, 2007, the Los Angeles County Board of Supervisors adopted the Los Angeles County [Sustainable Design Program](#), requiring all new County buildings over 10,000 square feet to earn LEED Silver certification.

Contact: Department of Public Works; info@dpw.lacounty.gov

Manhattan Beach, CA: On July 7, 2009, the City Council adopted [Ordinance 2124](#) establishing a Sustainable Building Program and Energy Efficiency Standard. New construction and major renovations of municipal buildings over 5,000 sq. ft. must achieve LEED Gold standards; whereas, non-residential commercial construction and major renovations over 10,000 sq. ft. are required to meet LEED Silver standards. LEED Silver equivalence is accepted if checked for compliance by a LEED AP.

Contact:

Marin County, CA: On February 9, 2010, the Marin County Board of Supervisors passed [Ordinance 3533](#) amending Title 19 of the Marin County Building Code to establish energy efficiency standards for single family dwellings, multi-family residential and commercial construction. Residential projects may comply with energy reduction requirements through the Build It Green GreenPoints Rater. New commercial projects over 5,000 sq ft must achieve LEED Silver certification and projects over 50,000 are required to achieve LEED Gold certification. Developments under 5,000 sq ft must submit a LEED checklist and comply with the prerequisite credits. Commercial renovations less than \$500,000 valuation or 500-4,999 sq ft are encouraged to abide by certain voluntary green building practices. Commercial renovations \$500,000-\$5 million valuation or 5,000-24,999 sq ft are required to comply with the same specified green building practices. Commercial projects greater than \$5 million valuation or 25,000 sq ft must achieve LEED Silver certification.

Contact:

Mill Valley, CA: On December 1, 2008, the Mill Valley City Council adopted a green building ordinance that established a LEED requirement for the private sector. New commercial or non-residential projects and renovations are required to achieve LEED Silver certification, at a minimum. Minor commercial construction projects (up to 2,500 sq. ft.) and renovations (up to \$0.5 million in construction costs) are encouraged to achieve as many LEED points as possible verified through the submission of a LEED NC checklist. Non-residential projects that achieve LEED Platinum receive recognition and honors from the City.

[Mill Valley Green Building Program](#)

Contact:

Milpitas, CA: On June 16, 2009, the City of Milpitas adopted [Ordinance No. 65.138](#) establishing green building guidelines for residential, commercial, and municipal buildings. All residential new construction projects greater than five units and all commercial new construction or renovation projects over 500 sq. ft. are required to submit a LEED or Build It Green checklist. New commercial construction and renovation projects between 25,000 and

49,999 sq. ft. must be LEED certifiable and verified by a City Compliance Official. Commercial new construction or renovations greater than 50,000 sq. ft. are required to achieve LEED Silver certification. New construction and renovations of municipal buildings over 25,000 sq. ft. are also required to obtain LEED Silver certification. Building projects exceeding these minimum thresholds are eligible for priority plan review, including residential projects earning 75 Green Points or equivalent in LEED or commercial developments achieving LEED Gold certification or above.

Contact:

Monte Sereno, CA: On February 19, 2008, the Monte Sereno City Council adopted [Resolution 3326](#), requiring all new or renovated municipal building over 5,000 sq ft to achieve LEED Silver certification.

Contact:

Monterey, CA: On July 1, 2008, the Monterey City Council adopted an ordinance requiring that all new municipal buildings earn LEED Silver certification. The ordinance also requires all new private commercial buildings to follow the LEED for New Construction guidelines and all new private residential buildings to follow the Build It Green's New Construction Green Building Guidelines.

<http://www.monterey.org/ccncl/packets/2008/080701/3a.pdf> (scroll down to page 11)

Contact: John Kuehl, Building Official/Chief of Inspection Services, Permits and Inspection Services Division; (831) 646-5642; kuehl@ci.monterey.ca.us

Morgan Hill, CA: On October 7, 2009 the City of Morgan Hill adopted [Ordinance 1953](#) amending Title 15 (Building and Construction) of the Morgan Hill Municipal Code to add a new Chapter 15.65 (Sustainable Building Regulations). The Ordinance applies to any building permit applications for new commercial and mixed use construction, additions or renovations; or for any new residential construction, additions or renovations subject to the Minimum Standards for Compliance as outlined in Section 15.65.30. All projects must, at a minimum, comply with the California Building Energy Efficiency Standards (Title 24 Part 6) of the California Building Code at the time of permit issuance.

New single family or multi-family developments less than 2,000 sf per unit must at minimum achieve 70 Build It Green (BIG) points or be LEED Certified. Developments with more than 2,000 sf per unit must achieve 70 BIG points with one point for every additional 70 sf or LEED Silver. New commercial construction and renovations greater than 1,000 sf must achieve 16 LEED points. Projects over 5,000 sf must be certified LEED Silver. Small commercial renovations and tenant improvements greater than or equal to \$350,000 permit valuation must achieve 10 LEED points. Medium projects greater than or equal to \$500,000 permit valuation must be LEED Certified. Large commercial developments greater than \$1,500,000 permit valuation must be certified LEED Silver. For mixed use developments, the residential portion of the building must comply with minimum residential standards; whereas the commercial portion must satisfy certain LEED requirements, including recycling programs, low VOC and recycled materials, bicycle storage, and changing rooms with shower facilities.

On December 16, 2009, the Morgan Hill City Council adopted [Ordinance 1966](#) amending chapter 15.65 to incorporate revisions made by the California Energy Commission. The amended Ordinance requires all developments to comply with California Title 24 Energy Standards.

On April 3, 2002, the Morgan Hill City Council adopted CP-02-01, [Environmental Performance of City Facilities](#), requiring all new public facilities and facilities undergoing significant renovations to achieve LEED Silver certification.

Contact: Rebecca Fotu, Environmental Programs Coordinator, City of Morgan Hill; rebecca.fotu@morganhill.ca.gov; 408-778-6480 ext 413

Morro Bay, CA:

In June 2009, the City of Morro Bay established a [Green Building Incentive Program](#) for residential and commercial new construction projects and major renovations. Single-family dwellings and multi-family dwellings under three stories are eligible for Building and Plan Check fee rebates if they achieve LEED for Homes certification. Multi-family dwellings four stories or greater and all new commercial construction projects must achieve certification under LEED for New Construction in order to receive fee rebates. New construction of commercial interiors and tenant improvement projects must attain certification under the LEED for Commercial Interiors rating system in order to receive fee rebates. Commercial new construction and commercial interiors projects receive a greater fee rebate for each level of LEED certification attained.

Contact:

Mountain View, CA:

The City of Mountain View requires all new construction and major renovations of commercial and residential buildings to submit a LEED or Build It Green checklist as part of the building permit application.

[Mountain View Building Application Materials](#)

Contact:

Napa, CA:

On December 2, 2008, the Napa City Council adopted a Green Building Ordinance, requiring all new, non-residential buildings, including municipal projects, exceeding 30,000 sq ft to follow the LEED for New Construction or LEED for Core and Shell checklist.

http://www.cityofnapa.org/images/cityclerk/Granicus/2008/Dec2/16a_dec02_2008.pdf
(scroll down to page 7)

Contact:

Newark, CA:

In 2007, Newark's City Council adopted [Chapter 15.44.060](#) stipulating that all new or majorly renovated city buildings over 5,000 sq ft must achieve LEED Silver certification. New or renovated city projects with 5,000 sq ft or less shall be designed and constructed incorporating as many green building practices as appropriate and feasible. Chapter

15.44.070 encourages private sector projects to pursue as many green building practices as possible.

Contact:

Oakland, CA:

In April 2005, the City of Oakland City Council adopted a [Green Building Ordinance](#) requiring municipal projects, including new construction and renovation with a minimum construction cost of \$3 million, to achieve LEED Silver certification. The ordinance was added to the Oakland Municipal Code under Chapter 15.35.

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.

Contact: Ferial Mosley, Recycling Specialist, City of Oakland; (510) 238-7433; fmosley@oaklandnet.com

Palm Desert, CA:

In 2007, the City of Palm Desert established energy efficiency standards for all new construction and additions 500 sq. ft. or larger. [Chapter 24.30.040](#) (select "General Compliance Requirements") of the City municipal code stipulates that all covered buildings must meet the efficiency standards in Chapter 24; however, developments achieving LEED certification are excepted from the requirement with the submission and approval of the proper documentation.

Contact:

Palo Alto, CA:

On October 19, 2009, the Palo Alto City Council adopted [new green building requirements](#). Beginning January 1, 2010, projects subject to the mandatory green building policy may choose to have their building certified by the City of Palo Alto or the applicable rating system (LEED or BIG GPR). New non-residential construction projects over 5,000 sq. ft. are required to meet the standards of LEED Silver certification. New non-residential construction greater than 500 sq. ft. but less than 5,000 sq. ft. must achieve the LEED Prerequisites as well as five points for every additional 500 sq. ft. (rounding up). Major tenant improvements, renovations or alterations greater than 5,000 sq. ft. must meet LEED Certified standards. All other tenant improvements, renovations and alterations greater than 500 sq. ft. and \$100,000 must submit a LEED checklist for review by the City of Palo Alto.

On May 12, 2008, the Palo Alto City Council adopted [Ordinance 237:08](#) requiring all new commercial construction larger than 5,000 sq ft to earn LEED Silver certification and all commercial renovations over 5,000 sq ft or \$500,000 to earn LEED Certified. For residential construction and major renovation, the ordinance also requires that applicable projects earn minimum scores from Build It Green's GreenPoint rating system.

[Palo Alto Green Building Program](#)

Contact: Kristin Parineh, Sustainability/Associate Planner, City of Palo Alto, (650) 329-2189; kristin.parineh@cityofpaloalto.org

Pasadena, CA:

On April 7, 2008, the Pasadena City Council adopted [Ordinance 7137](#), requiring all new municipal buildings and all municipal renovations over 15,000 sq ft to earn a minimum of LEED Silver certification. The Ordinance also requires new commercial buildings over 50,000 sq ft to earn a minimum of LEED Silver certification. All projects covered by this ordinance must achieve earn LEED credit WEc3.1, Water Efficiency.

On December 19, 2005, the City Council passed Ordinance #7031, effective April 2006, requiring all new commercial and residential construction to achieve the LEED Certified level at a minimum. This includes commercial construction of 25,000 square feet or more, residential buildings at least four stories high, and city buildings of 5,000 square feet or more. Find [Ordinance #7031](#) under title 14 chapter 14.90.

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

Contact: Alice Sterling, Green Building Coordinator; City of Pasadena; (626) 744-3726; asterling@cityofpasadena.net

Petaluma, CA:

On January 23, 2006, the City of Petaluma developed [Petaluma Build It Green](#), a voluntary green building program with third party verification of the GreenPoints rating system conducted by the City. In the [Program Overview](#), the City recommends that larger commercial, industrial and civic projects adhere to LEED green building standards. The Petaluma Build It Green Program recognizes and offers "automatic" GreenPoints verification to any building achieving LEED certification and interested in local certification.

Contact:

Piedmont, CA:

[Chapter 17](#) of the Piedmont municipal code requires new construction and renovations of city-owned and operated buildings over \$3 million to achieve LEED Certification or 50 points under the Build It Green GreenPoints rating system.

Contact:

Pleasanton, CA:

The City Council adopted [Ordinance #1873](#) in December 2002 requiring all commercial construction projects over 20,000 square feet to follow guidelines to meet LEED Certified. Formal certification with USGBC is encouraged but not required.

Contact: Heidi Kline, Associate Planner; (925) 931-5609; hkline@ci.pleasanton.ca.us

Portola Valley, CA:

Effective July 2010, the Town of Portola Valley [Green Building Ordinance](#) established minimum green building thresholds for new construction and renovations of residential and commercial developments. Residential projects are required to achieve GreenPoint

rated certification but may choose to pursue at least Silver certification under the LEED for Homes rating system. Institutional and non-residential projects less than 2,000 sq. ft. must adhere to a LEED or Build It Green checklist with self-verification. New commercial construction between 2,000 and 3,000 sq. ft. must achieve LEED Certification; projects between 3,000 and 5,000 sq. ft. must earn LEED Silver certification; and new construction over 5,000 sq. ft. must achieve LEED Gold certification.

Contact:

Rancho Palos Verdes, CA:

On November 18, 2008, the City Council adopted [Ordinance 481](#) amending Rancho Palos Verdes' Voluntary Green Building Program. The Ordinance stipulates that commercial, institutional and mixed use projects choosing to participate in the voluntary green building program must achieve LEED certification. Participating projects will receive expedited application review, expedited building and safety plan check, and a 50% rebate of all plan permit, plan check and building permit application fees.

Contact:

Redding, CA:

Single-family developments are eligible for density increases if they incorporate two or more specified site design components and at least one building design component into the project. LEED certification or equivalent of all residences in a project may serve as the building design component for a development seeking a density increase. (Section [18.31.040](#) of the municipal code)

Contact:

Redlands, CA:

[Chapter 19.12](#) of the Redlands municipal code stipulates that major residential projects will be given a point rating and must achieve a minimum of 90 points in order to receive development allocations. Projects may earn 2 points for achieving LEED Certification, 3 points for LEED Silver certification, 5 points for LEED Gold certification and 6 points for LEED Platinum certification.

Contact:

Redwood City, CA:

On October 26, 2009, the City Council adopted [Ordinance 2348](#) establishing a "Green Building Code" in Redwood City. New construction of single-family or two-family homes over 1,000 sq. ft. must submit a GreenPoint or LEED for Homes checklist in order to qualify for a building permit. New construction or renovations of multi-family residential projects are required to submit a GreenPoint, LEED NC or LEED for Homes checklist. Non-residential developments over 1,000 sq. ft. must submit a LEED NC checklist and have a LEED AP verify that the project meets minimum certification standards. Projects less than 10,000 sq. ft. may self-verify the project for compliance; whereas, construction over 10,000 sq. ft. must be verified for compliance by a LEED AP.

Contact:

Richmond, CA:

On September 18, 2007, the Richmond City Council adopted [Ordinance 34-07](#), requiring all municipal buildings over 5,000 sq ft and city funded buildings over 5,000 sq ft that are commercial projects to achieve LEED Silver certification and all residential projects

to score 70 points on the GreenPoint checklist. The City will promote the adoption of green building practices by private developers by offering a number of resources and incentives.

Contact:

Riverside County, CA: On February 10, 2009, the Riverside County Board of Supervisors adopted Policy H-29, requiring all new County buildings exceeding 5,000 sq ft to achieve LEED certification.

http://www.clerkoftheboard.co.riverside.ca.us/agendas/2009/02_10_09/03.01.pdf
(scroll down to page 3)

Contact:

Rohnert Park, CA: In February and March, 2007 the City of Rohnert Park adopted a [green building ordinance](#) and two subsequent resolutions addressing nearly all building types. Effective July 1, new commercial buildings, retrofits and renovations of commercial-interiors for both the public and the private sector must meet a variety of minimum standards ranging from LEED Certified or equivalent to LEED Silver based on a three-tiered matrix by project type. New commercial buildings under 50,000 sq. ft. and all commercial tenant improvements may self-certify their projects under the specified LEED threshold. New commercial buildings greater than 50,000 must register their projects with USGBC and achieve LEED Silver certification. City-owned and city-funded projects greater than 20,000 square feet require LEED Silver. Slightly lower thresholds are required for smaller projects. This legislation further requires compliance with other green building rating and certification systems for residential construction.

The city also passed an [energy efficiency ordinance](#) applying to all residential construction permit applicants after April 27, 2007.

Contact: Sonia Espino, Permit Technician, City of Rohnert Park Development Services; (707) 588-2240; sespino@rpcity.com

Rolling Hills Estates, CA: 17.37 of the Rolling Hills Estates [municipal code](#) outlines the application requirements for the creation of mixed-use developments in overlay zones. Applicants must submit documentation demonstrating the public benefit of the project, such as a commitment to environmental sustainability through written intent to pursue LEED certification.

Contact:

Sacramento, CA: On September 21, 2004, Mayor Heather Fargo signed [Resolution #2004-751](#) requiring LEED certification of all city projects. For projects over 5,000 ft² the city has a goal of LEED Silver certification.

Contact: Erik de Kok, Senior Planner, Community Development Department; (916) 808-2022; edekok@cityofsacramento.org

Ed Short, Supervising Engineer; (916) 808-8859; EShort@cityofsacramento.org

San Anselmo, CA:

On August 24, 2010 the San Anselmo Town Council adopted [Ordinance 1076](#) establishing green building standards for new construction or major renovations of residential and commercial buildings. New commercial construction between 2,000 and 4,999 sq. ft. must submit a LEED checklist and comply with the prerequisites under the LEED for New Construction or Core and Shell rating systems. Developments 5,000 to 49,999 sq. ft. must achieve the equivalent of LEED Silver certification, verified by a LEED AP with a GreenPoint Rater or the Building Performance Institute. Commercial new construction projects greater than 50,000 sq. ft. are required to achieve LEED Gold certification. Commercial renovations less than \$250,000 valuation or 500 to 4,999 sq. ft. may voluntarily comply with certain prerequisites under the LEED for Commercial Interiors or Existing Buildings rating systems. Renovations \$250,000 to \$5 million or 5,000 to 24,999 sq. ft. are required to comply with the aforementioned prerequisites and projects with renovation costs more than \$5 million or greater than 25,000 sq. ft. must meet the equivalent of LEED Silver certification.

Contact:

San Bernardino County, CA:

On August 28, 2007 the County Board of Supervisors passed several measures to advance green building within the county. All new county construction and major renovations will be required to meet LEED Silver. Priority plan review will also be offered to homebuilders who meet certain sustainable criteria. The county is also developing a website to educate the public on green building principles.

[Green County San Bernardino](#)

Contact:

San Diego, CA:

San Diego Mayor Dick Murphy included requiring LEED Silver certification of all municipal projects [among his 10 goals](#) for the year in his 2002 State of the City Address. The city subsequently adopted LEED for all public projects over 5,000 sq ft in April 2002.

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.

<http://www.sdenenergy.org/>

Contact: Tom Blair, Environmental Services; (858) 492-6001

San Francisco, CA:

On August 4, 2008, Mayor Newsom signed the [San Francisco Green Building Ordinance](#), requiring proof of green building practices and LEED certification for all residential and commercial buildings in the City. Small residential building projects, less than 75 feet tall and with four or less units, must submit a Build It Green New Home Construction Checklist and midsize, multifamily building projects must submit a Build It Green Multifamily Checklist. The Ordinance also requires residential buildings over 75 feet to

be LEED Certified and earn specific credits addressing water efficiency, stormwater management and construction waste management (WEc1.1, WEc3.1, MRc2.1, SSc6.1 and SSc6.2). After January 1, 2010, these buildings must earn LEED Silver certification.

The Ordinance further requires commercial buildings between 5,000 and 25,000 sq ft and no more than 75 ft tall must complete a LEED Checklist beginning January 1, 2009 with five specific credits addressing water efficiency, stormwater management and construction waste management (WEc1.1, WEc3.1, MRc2.1, SSc6.1 and SSc6.2) required in 2010, six in 2011, and seven in 2012. Commercial buildings over 25,000 sq ft and taller than 75 ft must be LEED Certified, with the minimum increasing to LEED Silver January 1, 2009 and LEED Gold January 1, 2012. These buildings must earn specific credits addressing water efficiency, stormwater management and construction waste management (WEc1.1, WEc3.1, MRc2.1, SSc6.1 and SSc6.2). Major renovations to commercial buildings over 25,000 sq ft must be LEED Certified, with the minimum increasing to LEED Silver January 1, 2009 and LEED Gold January 1, 2012.

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.

On May 18, 2004, the Board of Supervisors of the City and County of San Francisco, CA adopted [Ordinance #88-04](#) (adding a new Chapter 7 to the Environment Code) requiring all municipal new construction, additions and major renovation projects over 5,000 sq ft starting conceptual design on or after September 18 to achieve a LEED Silver certification. The ordinance also requires that a LEED Accredited Professional be a member of each design team.

Contact: Mark Palmer, Green Building Coordinator; San Francisco Department of the Environment; (415) 355-3710; mark.palmer@sfgov.org

Rich Chien, Residential Green Building Coordinator; San Francisco Department of the Environment; (415) 355-3761; richard.chien@sfgov.org

Barry Hooper, SF Environment Green Building Specialist, San Francisco Department of the Environment; (415) 355-3753; Barry.Hooper@sfgov.org

San José, CA:

On June 23, 2009, the San José City Council adopted a [Green Building Ordinance](#) which codified requirements established in the [Private Sector Green Building Policy](#) for New Construction, adopted by the San José City Council on October 7, 2008. Under this policy, new commercial and industrial buildings under 25,000 sq ft and new residential buildings with fewer than 10 units are required to complete and submit a LEED checklist. New residential construction of 10 or more units must be LEED Certified or GreenPoint Rated. New residential construction over 75 feet must be LEED Certified. New commercial or industrial buildings 25,000 sq ft or greater are required to achieve LEED Silver certification. Projects requiring LEED certification must pay a Green Building Refundable Deposit prior to being issued a building permit, to ensure that the building will achieve the green building requirements.

On October 7, 2008, the San Jose City Council adopted a Private Sector Green Building Policy, requiring all new Tier 1 commercial and industrial buildings under 25,000 sq ft to follow the LEED checklist by 2009 and all new Tier 1 commercial and industrial buildings under 10,000 sq ft to follow the LEED checklist by 2012. The policy also requires all new Tier 2 commercial and industrial buildings larger than 25,000 sq ft to earn LEED Silver certification by 2009 and all new Tier 2 commercial and industrial buildings larger than 10,000 sq ft to earn LEED Silver certification by 2012. New residential buildings with less than 10 units must follow the Green Points or LEED checklist by 2009 and new residential buildings with 10 or more units must earn LEED Certification or 50 points from Green Points. New residential buildings over 75 feet tall must earn LEED certified by 2009 and LEED Silver certification by 2012.

http://www.sanjoseca.gov/clerk/Agenda/20081007/20081007_0702.pdf (scroll down to page 14)

On March 6, 2007, the City Council unanimously voted to adopt a [revised green building policy](#) that requires all new municipal buildings over 10,000 square feet to be constructed to achieve LEED Silver at a minimum, with a goal of reaching LEED Gold or Platinum. The policy, first introduced last year, will apply to all new projects budgeted for fiscal year 2007-2008 and thereafter.

The City of San José adopted a green building policy in 2001 requiring LEED certification of all municipal projects over 10,000 square feet.

Contact: Jennifer Seguin, City of San José; (408) 975-2543;
jennifer.seguin@sanjoseca.gov

San Juan Capistrano, CA:

On December 18, 2007, the San Juan Capistrano City Council adopted a voluntary [green building program](#) encouraging sustainable construction and design practices in accordance with the City's points-based rating system. A San Juan Capistrano Green Building must achieve at least 50 points under the rating system, projects earning 60 points are considered a Green Building Plus, and projects earning 75 points meet the threshold for Green Building Premium. LEED certification is an acceptable form of compliance with the City's voluntary Green Building Program.

Contact:

San Leandro, CA:

On May 19, 2008, the City of San Leandro adopted [Ordinance 2008-007](#) requiring all new city-owned or -occupied construction or renovations over \$3 million to achieve LEED Silver certification. All other City facilities projects under \$3 million are required to implement as many LEED credits as practicable.

Contact:

San Luis Obispo, CA:

The City of San Luis Obispo stipulates that the maximum height for construction within a downtown commercial zone of fifty feet may be increased up to seventy-five feet if the development satisfies multiple performance standards. The sustainable building practices requirement may be met by achieving the equivalent of LEED Silver

certification under the New Construction or Core and Shell rating systems. Though certification is encouraged it is not required (Chapter 17.42 of the [municipal code](#)).

Contact:

San Luis Obispo County, CA:

[Chapter 26.01](#) of the county code establishes limits on the construction of new dwelling units as part of the county's growth management plan. The county will accept two requests for allocation for any single legally-created parcel per year; however, an applicant may seek up to 20% of the total annual allotment in the Nipomo Mesa area if the project promotes smart growth principles, creates senior housing, is constructed to the equivalent of LEED certification or promises long-term affordability.

Contact:

San Mateo, CA:

On November 16, 2009, the San Mateo City Council adopted a [Green Building Ordinance](#) and [Compliance Matrix](#) requiring all new commercial construction or major renovations 10,000 sq ft or more to achieve the equivalent of LEED Silver certification and all new commercial construction between 1,000 sq ft and 10,000 sq ft to meet LEED Certified standards. New construction of mixed-use buildings must achieve the equivalent of LEED Silver certification or 75 points under the Green Point rating system. New residential construction must achieve 75 points under the Green Point rating system. Though certification by USGBC or Build It Green is encouraged, the City of San Mateo Green Building Ordinance only requires that projects be verified for compliance by the City.

[San Mateo Green Building Ordinance FAQs](#)

Contact:

San Mateo County, CA: On October 7, 2008, the County of San Mateo passed [Ordinance 04444](#) which expanded the standards for compliance established in Ordinance 04411. The amended ordinance removed the obligation to pay a bond prior to the issuance of a permit. Under 04411, a project failing to meet compliance with the green building standards would forfeit their bond.

On February 26, 2008, the San Mateo County Board of Supervisors adopted [Ordinance 04411](#), requiring all new commercial and industrial buildings and building additions over 3,000 sq ft to be LEED Certified. The Ordinance further provides expedited permitting for projects earning a minimum of LEED Silver certification. The ordinance also requires all new residential buildings to earn LEED for Homes Certified or earn 50 Green Points on the appropriate GreenPoint Rated checklist, with expedited permitting available to LEED for Homes certified projects and projects GreenPoint Rated at 75 points or higher.

San Mateo County adopted a [Sustainable Building Policy](#) December 11, 2001. The policy requires new projects and additions that are built by the County and greater than 5000 sq. ft. to achieve certification at the highest practicable LEED rating level. Smaller projects are encouraged to follow LEED standards but are not required to submit documentation for certification.

In addition to the policy, the County offers information on green building and has developed a [Countywide Guide to Sustainable Buildings](#).

Contact: Jill Boone, RecycleWorks Programs Manager, Green Building Coordinator; (650) 599-1433; jill@RecycleWorks.org

San Rafael, CA:

On February 1, 2010, the San Rafael City Council approved Ordinance 1879 (since updated by [Ordinance 1881](#)), amending Ordinance 1853 to establish green building regulations for new residential dwelling units and new non-residential building exceeding 2,000 sq ft, as well as the remodeling of existing residential and non-residential buildings. This Ordinance requires residential buildings to meet the equivalent of Build It Green and requires non-residential buildings to meet the equivalent of LEED Certified, as verified by a LEED AP.

On July 2, 2007, The San Rafael City Council approved [Ordinance 1853](#), the Planning Commission's recommendations to adopt green building standards for the City. New or renovated civic and commercial construction exceeding 5,000 square feet is required to meet the equivalent of LEED Certified, as verified by a LEED AP. New or renovated commercial construction exceeding 30,000 square feet is required to achieve LEED Silver certification. Residential projects must achieve a minimum level of Build it Green's Green Point Rated system.

Commercial projects that achieve at least LEED Gold certification may receive expedited permitting and formal recognition from the City.

[City of San Rafael Green Building Program](#)

Contact: Community Development Department; (415) 485-3085

Santa Clara, CA:

On December 4, 2007, the Santa Clara City Council adopted a [Near Term Policy on Green Building Strategy](#) requiring all future public buildings greater than 5,000 square feet to achieve LEED Silver certification, formally recognizing the USGBC's and Build it Green's green building rating systems, and requiring a completed LEED or GreenPoint Rated checklist with each planning application.

Contact:

Santa Clara County, CA: On December 16, 2008, Santa Clara County adopted Ord. No. NS-1100.105 establishing green building regulations, codified in [Title C, Division C3, Chapter III](#) of the county code. New construction and renovations of single-family residential developments greater than 1,201 sq. ft. must submit a GreenPoint or LEED for Homes checklist and either achieve GreenPoint verification or LEED Certification.

Contact:

Santa Clarita, CA:

On August 23, 2005, the Santa Clarita City Council adopted [Resolution 05-103](#), requiring new municipal construction to earn LEED Silver certification and all renovation of municipal buildings to follow LEED for Existing Building guidelines. The Resolution also encourages private developers to follow LEED guidelines.

Contact:

Santa Cruz, CA: In 2005, the City of Santa Cruz adopted [Ordinance #2005-29](#) amending the municipal code to establish a green building program. As of January 1, 2007, all residential and commercial buildings that are new, remodeled, or undergo alterations are subject to compliance with green building standards such as LEED.

Contact:

Santa Monica, CA: On April 22, 2008, the Santa Monica City Council adopted [Ordinance 2261](#), amending the City green building codes to require all new single-family and multi-family residences under four stories to submit a LEED for Homes checklist, a GreenPoint Rated checklist, or a Santa Monica green building checklist. The ordinance requires all other new buildings to submit a LEED for New Construction checklist. The ordinance also provides expedited permitting for new projects registered with LEED for New Construction, LEED for Homes, and LEED for Core and Shell.

On August 9, 2005, the Santa Monica City Council adopted [Ordinance 2165](#), allowing projects registered with LEED for New Construction, LEED for Homes, and LEED for Core and Shell to receive expedited permitting.

On January 23, 2004, the City of Santa Monica launched the [Santa Monica Green Building LEED Grant Program](#), providing financial incentives for private developers who earn LEED certification. The grants start at \$20,000 for projects that earn LEED Certified and increase in \$5,000 increments to \$35,000 for projects that earn LEED Platinum certification. On April 22, 2008, the program was expanded to include LEED for Homes certified projects. The grants range from \$2,000 to \$3,500 for multi-family projects and from \$3,000 to \$8,000 for single family homes.

In 2000, the Santa Monica City Council adopted, as part of the annual budget, a requirement that all new municipal construction earn at minimum LEED Silver certification.

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

Contact: Brenden McEneaney, Green Building Program Advisor; City of Santa Monica; (310) 458-8549; brenden.mceneaney@smgov.net

Santa Rosa, CA: On December 18, 2007, the Santa Rosa City Council adopted [Resolution 27001](#), requiring all new commercial interior projects to demonstrate the achievement of 20 credits on the LEED for Commercial Interiors guidelines.

Contact:

Saratoga, CA: On September 16, 2009, the Saratoga City Council passed Ordinance 272 (Article 16-47 of [municipal code](#)) creating green building regulations for new residential dwellings and

new commercial, mixed-use and public buildings. Public buildings 5,000 sq. ft. and larger must achieve LEED Silver certification.

Contact:

Scotts Valley, CA: In 2007, the City of Scotts Valley adopted green building regulations for new construction and major renovations of residential and commercial buildings, codified in Chapter 17.51 of the [municipal code](#). Commercial projects must earn seven points on the [Scotts Valley Green Building Checklist](#), modeled after the LEED NC Version 2.1 checklist, in order to receive a building permit; projects earning at least 40 points will receive a Green Building Award. LEED certification is also an acceptable form of compliance with the regulations.

Contact:

Sebastopol, CA: The City of Sebastopol's [Green Building Program](#) mandates that all residential and commercial construction and renovation projects adhere to the Sonoma County Waste Management Agency's Green Building Guidelines. Single-use commercial buildings are directed to use LEED or equivalent standards in order to meet the requirement.

Contact:

Simi Valley, CA: Housing developments in Simi Valley may be eligible for a density bonus if the dwellings are affordable for low-income households and exhibit an additional public benefit such as LEED Silver certified buildings or above. (Chapter 9-31 of [municipal code](#))

Contact:

Solana Beach, CA: On December 10, 2008, the Solana Beach City Council adopted Resolution 2008-138, requiring all new municipal buildings to achieve at minimum LEED Silver certification and requiring all commercial projects to follow the LEED checklist.

http://solanabeach.granicus.com/MetaViewer.php?view_id=2&clip_id=640&meta_id=70881 (scroll down to page 17)

Contact:

Sonoma, CA: On March 4, 2009, the Sonoma City Council adopted [Ordinance 03-2009](#), requiring all new commercial and industrial buildings over 5,000 sq ft and all new residential buildings to adhere to a prescribed green building rating system.

On March 18, 2009, the Sonoma City Council adopted a resolution requiring all new commercial and industrial buildings over 5,000 sq ft to follow LEED guidelines and all new residential buildings to follow the Build It Green guidelines.

<http://www.sonomacity.org/Uploads/18196.pdf> (scroll down to page 26)

Contact:

Sonoma County, CA: On November 4, 2008, the County of Sonoma adopted a [resolution](#) which established green building requirements for commercial and residential developments. The resolution requires new commercial construction to achieve 20 LEED points for compliance. On November 3, 2009, the County Board of Commissioners passed an [ordinance](#) amending the green building program threshold to require 40 LEED points for new commercial construction.

Contact:

Stockton, CA: On September 9, 2008, the Stockton City Council adopted [Resolution 08-0371](#), requiring all new municipal buildings that exceed 5,000 sq ft and all new non-residential buildings that exceed 5,000 sq ft to earn at minimum LEED Silver certification or comparable standard. The implementation schedule can be adjusted so that the LEED Silver requirements can be implemented first for non-residential buildings that exceed 20,000 sq ft and later non-residential buildings between 20,000 sq ft and 5,000 sq ft.

Contact:

Sunnyvale, CA: On March 24, 2009, the Sunnyvale City Council adopted an ordinance imposing green building requirements beginning in 2010 and a resolution establishing those requirements. Effective January 1, 2010 new municipal buildings between 5,000 and 25,000 sq ft and new non-residential buildings between 5,000 and 50,000 sq ft must be LEED Certified. New municipal buildings over 25,000 sq ft and new non-residential buildings over 50,000 sq ft must achieve LEED Silver certification. Non-residential buildings between 5,000 and 50,000 sq ft that achieve LEED Silver certification and non-residential buildings over 50,000 sq ft that achieve LEED Gold certification are eligible for a 10% increase in FAR or 10 ft additional building height. Effective July 1, 2011 new municipal and non-residential buildings between 500 and 5,000 sq ft must be LEED Certified. New municipal buildings between 5,000 and 25,000 sq ft and new non-residential buildings between 5,000 and 50,000 sq ft must achieve LEED Silver certification. New municipal buildings over 25,000 sq ft and new non-residential buildings over 50,000 sq ft must achieve LEED Gold certification. Non-residential buildings between 5,000 sq ft and 50,000 sq ft that achieve LEED Gold certification and non-residential buildings over 50,000 sq ft that achieve LEED Platinum certification are eligible for a 10% increase in FAR or 10 ft additional building height.

<http://sunnyvale.ca.gov/NR/rdonlyres/E29A7581-C85B-427E-9FF1-0C989CC063DD/0/09081.pdf> (scroll down to page 20 for ordinance, page 39 for resolution)

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](#).

Contact: Steve Lynch, City of Sunnyvale; (408) 730-2793; SLynch@ci.sunnyvale.ca.us

Temecula, CA: On July 22, 2008, the Temecula City Council adopted a [resolution](#) requiring all new municipal buildings and additions to existing municipal buildings to be LEED Certified.

The resolution also encourages new residential buildings to follow the guidelines of the California Green Builder Program.

Contact:

Tiburon, CA:

On October 1, 2008, the Town of Tiburon passed Ordinance 512 establishing green building requirements for residential and commercial developments. New non-residential projects from 3,000 to 19,999 sq. ft. must employ a LEED AP and submit a LEED checklist. New construction commercial projects of this size are required to achieve LEED Silver certification. Projects 20,000 sq. ft. and greater must employ a LEED AP, submit a LEED checklist and achieve at least LEED Gold certification. Town sponsored projects shall achieve LEED Gold certification at a minimum. Non-residential construction projects achieving LEED Platinum certification will receive expedited building permit plan checks as well as official recognition from the Town.

[Tiburon Green Building Requirements](#)

Contact:

Union City, CA:

On March 14, 2006, the Union City City Council adopted [Resolution 3136-06](#), encouraging all commercial and institutional projects to follow the LEED for New Construction checklist and seek LEED certification. The projects are also encouraged to have a LEED Accredited Professional as a principal member of the design team. All residential projects, including both multi-family and single family, are encouraged to follow the Alameda County Green Building Guidelines and achieve standards set by [StopWaste.org](#).

Contact:

Ventura, CA:

On May 23, 2005, the City of Ventura adopted [Resolution No. 2005-050](#) requiring all City-funded projects begun after January 1, 2006, to earn a minimum of LEED Certified. The Resolution further establishes an expedited permitting program to private building projects that register their intent to pursue LEED certification.

Contact:

West Hollywood, CA:

On July 16, 2007, the City Council of West Hollywood passed [Ordinance 07-762](#), 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. Applicable projects include new construction, remodeling and tenant improvements. Applicable projects must earn a minimum number of points from the locally-developed West Hollywood Green Points program. Developments that achieve a minimum of LEED Certified are exempt from the requirements of the program. The Ordinance also calls for the establishment of a Green Buildings Resource Center at West Hollywood City Hall.

In April of 2006, West Hollywood passed [Ordinance #06-733](#), requiring all new, remodeled or public tenant improvement projects of 10,000 square feet or greater to

achieve a minimum of LEED Certified. All other publicly-funded buildings are encouraged to achieve the LEED Certified.

Contact: Steve Bailey, Building Safety Manager; (323) 848-6351

Windsor, CA:

On May 16, 2007, the Windsor Town Council adopted [Ordinance 2007-215](#), requiring all new commercial buildings and all renovations of commercial buildings in which more than 75 percent of the existing building is demolished to achieve a minimum of 20 credits on the LEED checklist. The Ordinance also requires all new residential buildings to achieve a minimum of 50 points on the Green Point rating system.

Contact:

State of Colorado:

On April 16, 2007, Governor Bill Ritter signed [Senate Bill 51](#) into law requiring any new or renovated building whose total project cost includes 25 percent or more in state funds to be designed and built to a high performance green building standard. The new law requires the State Architect to select an independent third-party certification program, such as LEED. The project must achieve the highest level performance certification possible, which is determined by calculating whether the increased initial costs can be recouped from decreased operational costs within 15 years.

Contact: Rod Vanderwall, Office of the State Architect; (303) 866-6110;
Rod.Vanderwall@state.co.us

On July 15, 2005, Governor Owens signed [Executive Order # D005 05](#) adopting LEED for Existing Buildings and incorporating LEED for New Construction practices for all state buildings. The order also creates a Colorado Greening Government Coordinating Council to develop and implement conservation policies.

Contact: Angie Fyfe, Governor's Energy Office 303-866-2059; angie.fyfe@state.co.us

Aurora, CO:

In 2008 the City of Aurora adopted Ordinance 2008-09 (codified in Section 146-923 of the [municipal code](#)) establishing standards for Sustainable Use Neighborhoods, including green building certification for the entire development in accordance with Build It Green, LEED for Homes, LEED for New Construction or Energy Star rating systems.

Contact:

Boulder, CO:

On November 13, 2007, the Boulder City Council adopted [Ordinance 7565](#) establishing the [Boulder Residential Green Points Program](#) and setting the Green Point requirements for new single-unit and multi-unit residential construction and renovation begun after February 1, 2008. Any structure that earns a minimum of LEED Silver certification is exempt from the Green Points requirement.

Contact: Elizabeth A. Vasatka, Business Sustainability Coordinator; (303) 441-1914;
vasakate@bouldercolorado.gov

Neil Poulsen, Chief Building Official; (303) 441-4189; poulsenn@bouldercolorado.gov

Denver, CO:

On October 24, 2007, Mayor Hickenlooper signed [Executive Order 123](#) requiring new municipal building construction over 5,000 sq ft and major renovations (affecting at least 25% of existing building) that are funded after July 12, 2006 to earn LEED for New Construction Silver certification. The Order also requires all existing and future municipal facilities to be maintained and operated using all appropriate LEED for Existing Buildings principles.

In his [State of the City 2006 address](#), Mayor Hickenlooper announced a new action plan to strengthen Denver's environmental and economic legacy and declared that the city will be requiring all new public buildings and major municipal renovations to be LEED Silver certified and to meet EPA Energy Star guidelines.

Contact: Christian Williss, City Construction, General Services; (720) 913-8816;
Christian.williss@denvergov.org

Cindy Bosco, Community Construction, Greenprint Denver/Denver Environmental Health; (720) 865-5426; cindy.bosco@denvergov.org

Jack Sinclair, Community Planning & Development; (720) 865-2796;
jack.sinclair@denvergov.org

Eagle County, CO:

On September 27, 2006, Eagle County, Colorado implemented the [Eagle County Efficient Building Code \(ECObuild\)](#), applying to all new single and multi-family homes as well as residential expansions of more than 50% of existing square footage. ECObuild offers point-based prescriptive compliance in siting, water conservation, materials, energy efficiency, renewable energy, and indoor air quality. Projects achieving LEED certification are exempt from the requirements of the program. Homes that obtain points above the required minimum are eligible for rebates of 25% (up to \$5,000) off their permit fees, as well as additional 10% rebates for each 20-point increment achieved above the minimums.

The County implements a strategy of funding desired behavior by penalizing undesired behavior, allowing projects to elect to pay a fee for the number of points missed below the minimum. These fees provide funding for financial assistance, incentives, and rebates for sustainable building and sustainable energy projects in Eagle County.

Contact: Adam Palmer, ECObuild Specialist; (970) 328-8734;
adam.palmer@eaglecounty.us

Fort Collins, CO:

On September 5, 2006, the Fort Collins City Council adopted [Resolution 2006-096](#) requiring that all new municipal buildings over 5,000 sq ft earn LEED Gold certification or higher. Existing municipal buildings should use LEED for Existing Buildings as a guide for operations and maintenance.

Contact: Amanda Sutton, Green Building Program Coordinator, City of Fort Collins; (970) 221-6700; asutton@fcgov.com

- Golden, CO:* On December 4, 2008, the Golden City Council adopted [Resolution 1937](#), requiring all new municipal buildings exceeding 5,000 sq ft to achieve LEED Silver certification.
- Contact: Theresa Worsham, Sustainability Coordinator, Golden Sustainability; (303) 384-8117; TWorsham@cityofgolden.net
- Longmont, CO:* New or expanding businesses in Longmont may apply for a fee and tax rebate up to 30% of each fee if the business exceeds the City's energy code or pursues LEED certification. Applicable fees include grading permit fees, electrical permit fees, mechanical permit fees, plumbing permit fees, water meter installation fee, city sales tax, and transportation community investment fee. ([Section 4.72.030](#) of the municipal code)
- Contact:
- Mountain Village, CO:* On February 19, 2009, the Mountain Village Town Council adopted [Ordinance 2009-02](#), adopting new prescriptive energy and green building standards. The ordinance covers all new residential and commercial construction but allows buildings that are LEED Silver certified and achieves a HERS rating equivalent to that required in the Green Building Standard for home size to be exempt from both the Prescriptive Energy Code and the Green Building Standard and receive expedited status through the permitting process. The Prescriptive Energy Code also requires all new commercial buildings 5,000 sq ft or greater to achieve LEED Silver or higher. New commercial buildings smaller than 5,000 sq ft shall comply with this prescriptive code or be LEED Certified.
- On June 21, 2007, the Town Council of Mountain Village passed [Ordinance #2007-05](#), adopting a prescriptive energy code and green building standards. The ordinance contains a number of enhanced requirements for superior energy performance and green building practices for residential construction and requires all new commercial buildings to achieve LEED Certified or "an equivalent."
- Contact: Chad Root, Building Official, Department of Building and Construction; 970-729-3439; croot@mtnvillage.org
- San Miguel County, CO:* The San Miguel County Board of Commissioners adopted Resolution 2008-44 which became effective January 1, 2009. The resolution established a new [Prescriptive Energy Code and Green Building Standard](#) which outlines energy and environmental standards to be met for new residential and commercial buildings and major renovations. Buildings that achieve LEED Silver or Build It Green certification and receive a HERS rating equivalent to that required in the Green Building Standard for home size will be exempt from the Prescriptive Energy Code and Green Building Standard and will receive expedited permitting. The Code also stipulates that all commercial buildings greater than 5,000 sq. ft. must achieve LEED Silver certification or above. Commercial buildings below 5,000 sq. ft. must comply with the Prescriptive Code or be LEED Certified.
- Contact:

Steamboat Springs, CO: Commercial construction projects over 12,000 sq. ft. must choose to meet a number of specified design and construction standards outlined in Section 26-150 of the [municipal code](#), including LEED certification.

Contact:

Telluride, CO: On March 29, 2005, the town council of Telluride adopted Ordinance #1236 that established the Town of Telluride [Green Building Code](#). This code requires all new residential construction, additions or remodels to comply with the Town's checklist of environmental requirements. Under Telluride's Green Building Code, residential developments are required to adhere to a [Green Building Checklist](#). Projects achieving LEED Certified are exempt from the checklist.

Contact: Sam Samuelson, Town Building Official; (970) 728-2143; ssamuelson@telluride-co.gov

State of Connecticut: In 2009, the State of Connecticut adopted Public Act 09-8 (codified in [Chapter 208](#) of the state code) establishing tax credits for green buildings. Beginning January 1, 2012, new construction and major renovations of commercial buildings pursuing LEED Gold certification will be eligible for an 8% base credit of allowable costs and 10.5% for Platinum certification. Projects achieving Gold certification under LEED for Core and Shell or Commercial Interiors are eligible for 5% base credit and Platinum certified buildings may receive 7%. An additional 0.5% base credit of allowable costs may be added if the project is a mixed-use development, is located in a brownfield or enterprise zone, does not require a sewer extension greater than one-eighth of a mile or is accessible to public transportation within one quarter mile walking distance of bus service or one half mile walking distance from public rail or ferry service. A taxpayer may not claim more than 25% of allowable costs in an income year and any percentage of eligible tax credits may not be carried forward for more than five years.

On June 4, 2007, Governor Rell signed [House Bill 7432](#), stating that not later than January 1, 2008, the Secretary of the Office of Policy and Management, after consulting with the State's commissioners of public works, environmental protection and public safety, shall adopt, in accordance with the provisions of chapter 54 of the general statutes, regulations for buildings consistent with or exceeding LEED Silver for new commercial construction and major renovation projects, or an equivalent standard, and thereafter update such regulations as the secretary deems necessary.

Once enacted, these regulations will apply to the following types of projects, provided that they receive \$2 million or more in state funding: a) new state facility construction of \$5 million or more approved and funded on or after January 1, 2008; b) state facility renovations of \$2 million or more approved and funded on or after January 1, 2008; c) new public school construction of \$5 million or more authorized on or after January 1, 2009; and d) public school renovations of \$2 million or more authorized on or after January 1, 2009.

The law also requires the State Building Inspector and the Codes and Standards Committee to revise the State Building Code to meet or exceed LEED Silver for all private buildings constructed after January 1, 2009 of \$5 million or more and for all

renovations beginning after January 1, 2010 of \$2 million or more. Exempt from these code requirements are residential buildings of four units or less and certain buildings, as determined by the Institute for Sustainable Energy, where costs may outweigh benefits.

HB 7432 further authorizes \$30 million in state bonds, the sale proceeds of which are to be allocated to fund on-site renewable energy projects in state buildings pursuing LEED certification.

Contact: Bob Maddox; (203) 266-7973; bmaddox@sterlingplanet.com

Berlin, CT:

On December 4, 2007, the Berlin Town Council adopted a [resolution](#) encouraging town planners and private developers to follow LEED for New Construction and LEED for Existing Building guidelines when constructing or renovating municipal, industrial, commercial, and residential buildings over 25,000 sq ft or exceeding \$1 million.

Contact: Arthur Simonian, Director Public Works; (860) 828-7014;
asimonian@town.berlin.ct.us

Greenwich, CT:

On March 26, 2009, the Greenwich Board of Selectmen adopted a [Green Building Resolution](#), requiring all new and renovated Town buildings and buildings for which the Town provides the major source of operation and maintenance funds built or renovated after January 1, 2010 achieve LEED Silver certification.

Contact:

Mansfield, CT:

On October 25, 2004, the Mansfield Town Council adopted a [Policy Regarding the Use of LEED Building Standards for Mansfield buildings](#) requiring that all municipal buildings must be built using the most recent version of the LEED checklist to the greatest extent practicable.

Contact:

Middletown, CT:

Commercial buildings in Middletown achieving LEED Gold or Platinum certification are eligible to receive a partial real estate tax exemption equal to a fixed amount of 10% of assessed value spread over two to seven years, depending upon the real estate value of improvements. LEED Silver certified buildings less than \$5 million assessed value will also be eligible for a partial real estate tax rebate of 10% spread over two to seven years, depending upon the real estate value of improvements. (Chapter 272-9 of the Middletown [municipal code](#))

Contact:

New Haven, CT:

Article V, Section 43 of the New Haven [municipal code](#) stipulates that no building in a Business D-2 District may exceed 200 feet above average lot grade; however, buildings registered under the LEED Green Building Rating System with intent to certify may have ten additional feet of height.

Contact:

- Stamford, CT:* On June 4, 2007, the Stamford Board of Representatives adopted [Ordinance #1071](#) requiring all City-owned buildings over 5,000 square feet and buildings where the City leases at least 50% of total space to earn the LEED Silver certification or higher.
- Contact: Stephen Grasso, Chairman, Sustainable Stamford; (203) 708-0047; svgrasso@pfarch.net
- State of Delaware:** No state-level LEED policies
- Dover, DE:* The Dover [municipal code](#) (Article 3, Sec. 27.2) states that LEED certification may be used to satisfy the requirements for corridor overlay zones as it contributes to a superior urban development and higher quality of the built environment.
- Contact:
- Harrington, DE:* New development in a wetland protection area may exceed 35% gross impervious cover if all stormwater is treated to remove contaminants, directed into underground recharge systems or groundwater recharge areas, or the project attains LEED certification. (Section 350-7 of [city code](#))
- Contact:
- Newark, DE:* According to Section 32-97 of the Newark [municipal code](#), LEED certification is a consideration for site plan approval in high-density areas.
- Contact:
- District of Columbia:**
- Metropolitan Washington Council of Governments:*
- On December 12, 2007, the Board of Directors of the Metropolitan Washington Council of Governments, a regional organization comprised of 21 local governments surrounding Washington, DC, adopted [Resolution 71-07](#) recommending that all new local government facilities constructed in the Washington metropolitan area earn LEED Silver certification and all new private commercial development earn LEED Certified. This policy will be reviewed and revised in 2012.
- Contact: Leah Boggs, Environmental Planner, Intergovernmental Green Building Group; (202) 962-3336; lboggs@mwkog.org
- Washington, DC:* In 2009, all new construction or major renovations to non-residential, private buildings 50,000 square feet or more must submit a green building checklist outlining green features that will be pursued. After 2012, non-residential and post-secondary educational facilities shall achieve LEED for New Construction or LEED for Core and Shell certification.
- Bill #B16-0515 also 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. The mayor will also establish a Green Building Fund for

technical assistance and monitoring of green buildings, education, and incentive funding for private buildings.

On February 20, 2008 Mayor Adrian Fenty joined leading mayors across the country in adopting the 30% Solution, supporting energy efficiency reforms to residential energy code.

In 2008, each tenant of a commercial building that improves a District-owned space of 30,000 square feet or more will be required to achieve LEED for Commercial Interiors certification.

On December 5, 2006 the Washington DC City Council passed [Bill # B16-0515](#) requiring publicly-owned, non-residential, commercial projects to achieve either LEED for New Construction or LEED for Core and Shell Silver certification. After the summer of 2007 new Public schools will be required to achieve LEED for Schools certification or an equivalent schools rating system that requires commissioning.

Contact: Stella Tarnay, Senior Policy Officer for Green Building, District Department of the Environment; (202) 535-2460; stella.tarnay@dc.gov

Washington Metropolitan Area Transportation Authority, DC:

On July 24, 2008, the Metro Board approved a [policy on LEED certification](#), requiring all new and substantially rehabilitated Metro facilities to be LEED Certified.

Contact:

State of Florida:

On June 25, 2008, Governor Crist signed into law [Florida Energy Conservation and Sustainable Buildings Act](#), requiring all new construction and renovation of state-owned and state-funded buildings to follow the guidelines of LEED or other green building rating systems, including Green Globes and the Florida Green Building Coalition standards. The bill requires the same of the following public entities in the State of Florida entering design after July 1, 2008: counties, municipalities, school districts, water management districts, state universities, community colleges, and Florida state courts. The bill further requires that all new leases of state-occupied office space must meet Energy Star.

On July 13, 2007, Governor Crist issued [Executive Order #07-126](#) adopting LEED-NC for any new building constructed for or by the State. New construction projects must strive for Platinum certification, the highest level possible. The Executive Order also required the Department of Management Services to implement LEED-EB across all buildings currently owned and operated by the department on behalf of client agencies. In addition, agencies and departments were instructed to only enter into new leasing agreements for office space that meets Energy Star building standards, unless no other viable alternative exists.

The Department of Environmental Protection has committed to administratively working with other state agencies to improve energy diversity, sustainability, efficiency and conservation statewide as part of Florida's [Energy Plan](#),

released in January 2006. The commitment includes requiring that all new state government buildings meet the LEED standard.

Contact:

Alachua County, FL: On February 24, 2009, the Alachua County Board of Commissioners adopted [Ordinance 09-01](#), amending the Unified Land Development Code. Article V, Section 407.46 regarding stormwater management areas used as open space stipulates that dry retention and detention basins may incorporate recreational uses if the project achieves LEED Silver certification or higher.

Contact:

Altamonte Springs, FL: [Article III, Division 46](#) of the Altamonte Springs municipal code defines the standards and calculations for height and intensity/density development bonuses. Projects achieving LEED certification are eligible for up to 100 bonus height points or up to 200 bonus intensity/density points. The number of points awarded is determined by the level of certification achieved.

Contact:

Aventura, FL: On October 6, 2009, the Aventura City Council adopted Ordinance 2009-18, which provides incentives for buildings that achieve LEED certification. Buildings that achieve LEED Certified or Silver certification are eligible for expedited plan review, expedited building permit review and inspection, marketing of green building on site construction signs, inclusion of building on City's website, and administrative variances to allow orientation of building to take advantage of available natural resources, such as yard setbacks, landscape buffers, driveways. In addition to the above incentives, buildings that achieve LEED Gold or Platinum certification are eligible for a FAR bonus, with a 25% maximum increase of permitted FAR, and a lot coverage bonus, to a maximum 80% lot coverage, provided that the building has a green roof.

<http://www.cityofaventura.com/clerk/agendas/cc10-06-2009/cc10-06-2009-8A.pdf>
(scroll down to page 4)

Contact: Joanne Carr, Director, Community Development Department; (305) 466-8940;
jcarr@cityofaventura.com

Boynton Beach, FL: On May 19, 2009, the City of Boynton Beach adopted [Ordinance 09-024](#) establishing expedited permitting and review for residential and commercial buildings pursuing LEED, Florida Green Building Coalition, Green Globes or National Association of Home Builders certification.

Contact:

Broward County, FL: On October 14, 2008, the Broward County Commission adopted a Green Building Policy requiring all new County-owned and operated buildings to be LEED Certified.

www.usgbc.org/ShowFile.aspx?DocumentID=5189 (scroll down to page 4)

Contact:

Cape Coral, FL: On August 6, 2007, the Cape Coral City Council approved [Ordinance 83-07](#) granting density/intensity bonuses for buildings pursuing LEED Silver certification. LEED Silver certification contributes 75 points toward the bonus; the number of points needed depends upon the size of the requested bonus.

Contact:

Charlotte County, FL: On May 12, 2009, the Charlotte County Board of Commissioners adopted a [Green Building Ordinance](#) establishing a Green Building Program. New residential projects and residential renovation projects that are certified under the LEED for Homes Rating System and new commercial projects, commercial renovation projects that are certified under the appropriate LEED Rating System, and land developments that are certified under the LEED for Neighborhood Development Rating System are eligible to participate in this program. All program participants are eligible for fast-track permitting and will be included in a marketing program to promote green building in Charlotte County. The County Board may adopt at a later date a resolution providing monetary incentives for green building if County funds allow. Also, once the County Comprehensive Plan is adopted, the County Board will consider offering additional incentives including density bonuses for projects that are certified at LEED Silver and higher.

Contact:

Cocoa Beach, FL: Section 3-15 of the Cocoa Beach [municipal code](#) states that a primary role of special development overlay districts are to promote and incorporate sustainable building practices in its developments, including LEED certification.

Contact:

Coconut Creek, FL: In January 2008, the City of Coconut Creek adopted Ord. No. 2007-040 (Section 13-320 of the [municipal code](#)) creating green construction standards for all new developments and renovations. All applicants for new development or redevelopment projects are required to retain a LEED AP on their planning and design team and follow certain sustainable design principles. Projects earning LEED or Florida Green Building Coalition certification are exempted from these requirements.

Contact:

Coral Springs, FL: On August 18, 2009, the Coral Springs City Council adopted [Ordinance 2009-106](#), setting development standards for buildings designed to achieve LEED Silver certification. Projects pursuing LEED Silver certification are subject to reduced setback and landscaping standards.

On November 20, 2007, the City passed Ordinance 2007-115 ([Section 2501023](#) of the land development code) encouraging renovated and redeveloped structures to achieve LEED certification.

[Section 201](#) of the land development code requires construction projects in Coral Springs to submit a LEED checklist as part of the site development plan prior to issuance of a building permit.

Contact:

Cutler Bay, FL:

On May 21, 2008 and June 18th 2008, the Town of Cutler Bay Council passed [Ordinance 08-11](#) and [Ordinance 08-12](#), imposing a moratorium on the issuance of site plans that include non-residential or mixed-use buildings in excess of 50,000 gross square feet, and a moratorium on all residential development site plans for a period of nine months. The moratoriums provide exceptions to developments that commits to achieving LEED Silver certification or higher or a certification from the Florida Green Building Coalition. On February 18, 2009, the Town Council passed [Ordinance 09-09](#), extending the moratoriums until August 20, 2009. The moratoriums have since been extended as a component of [Cutler Bay's Green Initiatives](#). Companies that conduct their business in a certified LEED building may receive a bonus up to \$1,500 as part of the [Targeted Job Incentive Fund Program](#).

Contact: Sandra Cuervo, Building Division Manager; SOcampo@cutlerbay-fl.gov

Dania Beach, FL:

The maximum height of transit oriented development projects, the lesser of eight stories or ninety feet, will be reduced by the greater of either two stories or twenty-three feet unless the development includes two public amenities—public plaza or civic open space, prominent water feature, public outdoor art, public parking or LEED certified buildings. (Section 21.13 of [municipal code](#))

Contact:

Davie, FL:

In February 2008, the City of Davie established incentives for private construction pursuing LEED Silver or Gold certification (Section 12-32.509 of the [municipal code](#)). LEED Silver projects are eligible for a 5% increase in impervious area, a town park and recreation impact fee waiver and a 25% height increase; whereas, LEED Gold projects may receive a 10% increase in impervious area, a town park and recreation impact fee waiver and a 35% height increase. In Section 12-32.526, the City outlines LEED credits which are mandatory in order to receive the incentives, including erosion and sedimentation control, fundamental building systems commissioning, minimum energy performance, CFC reduction in HVAC and refrigerant equipment, storage and collection of recyclables, minimum indoor air quality performance, and environmental tobacco smoke control.

Contact:

DeLand, FL:

Building construction projects pursuing LEED certification in DeL and are eligible for [building permit fee](#) reductions of 0.60% of valuation. LEED projects are also eligible for expedited permitting at no charge.

Contact:

Deltona, FL:

On January 10, 2009, the Deltona City Council adopted Ordinance 42-2008, requiring all new and remodeled residential buildings to follow the guidelines of LEED for Homes or the current Green Home Designation Standard of the Florida Green Building Council. It also requires all new and renovated municipal and institutional buildings to follow the guidelines of LEED for New Construction or the current Green Commercial Designation Standard of the Florida Green Building Council. Projects that register intent to complete certification with either standard are eligible for expedited permitting and reduced permitting fees.

www.usgbc.org/ShowFile.aspx?DocumentID=5422 (scroll down to page 2)

Contact:

Dunnellon, FL:

On March 23, 2009, the City Council adopted [Ordinance 2009-04](#) establishing sustainable building and design standards for new construction in Dunnellon. Large commercial developments over 80,000 sq. ft. are required to obtain LEED certification. Proof of LEED registration must be provided with the building application and prior to review. Certification must be obtained before issuance of a Certificate of Occupancy, though a temporary Certificate may be issued for up to 18 months during the certification process.

Contact:

Gainesville, FL:

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.

Contact: City of Gainesville; (352) 334-5000; <http://www.cityofgainesville.org/gov/>

Hillsborough County, FL:

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.

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

Contact: Dyan E. Backe, Senior Planner; Planning and Growth Management; Hillsborough County, FL; (813) 307-4507; BackeD@HillsboroughCounty.org

Hollywood, FL:

On October 7, 2009, the City of Hollywood adopted Ordinance O-2009-32 ([Section 151.010](#) of the code of ordinances) requiring all new construction and major renovations of City buildings achieve LEED Silver, Green Globes or Florida Green Building Coalition certification.

Contact:

Homestead, FL:

In July 2009, the City of Homestead adopted Ordinance 2009-07-19 ([Article IV](#), Section 30-461 of the municipal code) establishing density bonuses for residential developments. Developments pursuing LEED Silver certification or Florida Green Building Coalition certification are eligible for one additional dwelling unit per acre.

Contact:

Jacksonville, FL:

On April 22, 2009, the Jacksonville City Council adopted [Ordinance 2009-211](#), creating the Jacksonville Sustainable Building Program and requiring all new municipal buildings and major renovations to existing municipal buildings to achieve LEED Certification. The program also offers numerous incentives to new residential and commercial buildings that achieve LEED certification including expedited permitting, density bonuses, and grants of up to \$1,000 to cover to costs of certifying the project.

In November, 2008, Mayor John Peyton signed [Executive Order 2008-03](#), establishing a Sustainability Policy for the City of Jacksonville. As part of this Executive Order, all new municipal building construction and major renovation are required to achieve the appropriate LEED certification. The Executive Order also requires all existing and future municipal buildings to be maintained and operated according to the LEED for Existing Buildings checklist.

Contact: Derek Igou, Sustainability Officer; digou@coj.net

Jupiter, FL:

On January 5, 2010, the Jupiter Town Council adopted [Ordinance 41-09](#) creating a green building incentive program for planned unit developments seeking LEED Silver or Florida Green Building Coalition certification or higher. Projects exceeding the minimum standards for certification and incorporating specified green building strategies—energy efficient design, use of renewable energy sources, drought tolerant plantings, reduced interior potable water usage, enhanced onsite treatment of stormwater, and improved indoor environmental quality—may be awarded waivers for certain zoning requirements. Green building program applicants are required to meet with Planning and Zoning staff at least 30 days prior to applying for a permit, submit a LEED or FGBC checklist, and a list of all waivers sought. Projects must also submit an irrevocable letter of credit equal to at least 5% of the total estimated construction costs. The letter of credit will be refunded within 60 days after a project has received certification or will otherwise be forfeited to the Town.

Contact:

Lake County, FL:

On August 8, 2008, the Board of County Commissioners adopted an [ordinance](#) establishing a Green Building Program. Participating projects must adhere to the standards of an accepted green building rating system including LEED. Participating projects will have their site and development plan processed within 20 business days, building permits for residential green buildings processed within 3 business days and building permit applications for commercial buildings processed within 10 business days.

Contact:

Lake Worth, FL: Residential and commercial developments pursuing LEED, Florida Green Building Coalition, Green Globes or National Association of Home Builders certification are eligible for expedited site plan review, permit processing and building inspections. ([Section 23.23.02.00](#) of the Lake Worth municipal code)

Contact:

Lauderhill, FL: All applicants for new construction and major renovation projects in Lauderhill are encouraged to conform to the LEED green building standards as much as possible and to include a LEED AP in the design and construction processes. City projects strive for LEED Silver certification. ([Schedule P](#), Section 2.6 of the Land Use Regulations)

Contact:

Lighthouse Point, FL: On May 27th, 2008, the Lighthouse Point City Commission adopted [Ordinance 2008-0875](#) encouraging townhouse developments to incorporate sustainable design practices and to pursue LEED certification.

Contact:

Margate, FL: On November 18, 2009, the City Commission adopted Ordinance 2009-15 (codified in Chapter 16½, [Article V](#) of the code of ordinances) requiring all new construction or renovations of city buildings to achieve LEED certification.

Contact:

Miami, FL: In October 2009, the Miami City Council adopted a new [zoning code](#) that requires all new private development over 50,000 sq ft of habitable room and habitable space to achieve LEED Silver certification or equivalent standard adopted by the City. The Code requires the owner to post at time of permit application a performance bond to guarantee LEED Silver certification. The Code also provides density bonuses for projects that achieve LEED Gold or Platinum certification.

Contact:

Miami Beach, FL: On April 22, 2009, the Miami Beach City Commission adopted a Green Building Ordinance, requiring all new municipal buildings to achieve LEED Silver certification and all existing municipal buildings to achieve LEED Silver certification for Existing Buildings: Operations and Maintenance. The legislation also establishes incentives for green building projects including expedited plan review and expedited building inspections. In addition, developers of green buildings shall receive a refund of the actual application and review fees for Green Building Program certification and an amount not greater than 5% of the incremental cost of making the building achieve LEED Silver certification. The City will also allow projects that are part of the Green Building Program to put up signage designating their building as such and will highlight program participants on a City website.

<http://www.usgbc.org/ShowFile.aspx?DocumentID=6650> (scroll down to page 7)

Contact:

Miami Lakes, FL:

On July 10, 2007, the Miami Lakes Town Council adopted [Ordinance #07-92](#), establishing the Town of Miami Lakes Green Building Program. The program combines incentives and requirements for buildings whose costs exceed \$50,000. Grants are available for residential building owners who prove minimum compliance with LEED-NC, LEED-CS and LEED-EB and homeowners who prove minimum compliance with LEED for Homes. Reduction of permitting fees is available for commercial applicants that prove minimum compliance with LEED-NC, LEED-CS, LEED-CI, LEED-EB and LEED for Schools. The ordinance requires that all new municipal construction greater than 5,000 square feet and renovations of greater than \$200,000 participate in the program, achieving a minimum of LEED Certified for the appropriate building type. Projects receiving greater than 50% funding from the Town are also required to achieve a minimum of LEED Certified.

Contact:

Miami-Dade County, FL: On December 4, 2007, the Miami-Dade County Board of Commissioners passed an [ordinance](#) requiring all new county-owned and county-financed facilities and all major renovations of greater than 50% of replacement cost to achieve LEED Silver. County renovations owned/operated/financed of less than 50% of replacement cost are required to achieve LEED Certified of the appropriate rating system (New Construction, Existing Buildings, Commercial Interiors, Core and Shell).

On May 8, 2007, [Ordinance 07-65](#) established the Miami-Dade County Sustainable Buildings Program. The Ordinance applied to all county-owning, -financed, -leased, and -operated buildings and gave the County Manager the power to determine a nationally-recognized green building standard to adhere to, including LEED.

In May of 2006, Miami-Dade County passed an [ordinance](#) to require all new municipal or publicly-funded construction to incorporate LEED guidelines and principles. The ordinance also offered expedited permit review for all private residential or commercial projects pursuing LEED certification. The policy set forth in the ordinance took effect in January 2007.

On October 18, 2005, the County Board of Commissioners passed [Resolution R-1200-05](#) declaring that the county should adopt a sustainable design policy for county-owned, -financed, and -operated buildings. The resolution directed the County Manager to develop an implementation plan within 120 days. The plan must include the adoption of LEED or another green building rating system.

On June 7, 2005, the County Board of Commissioners adopted [Ordinance 05-115](#) creating a program for expedited review and approval of green building permits.

On July 25, 2000, Miami-Dade County passed [Ordinance #00-98](#), the Targeted Jobs Incentive Fund Program. This program offers incentives for companies that relocate to

Miami-Dade county and create jobs. A company can receive up to \$1,000 if they operate their business out of a building or facility that is LEED certified.

Contact: Devesh Nirmul, Program Manager for Policy, Infrastructure & Energy, Office of Sustainability; dnirmul@miamidade.gov

Charlie Danger, Miami Dade County Building Official, Director of Building & Neighborhood Compliance; CDP@miamidade.gov

North Miami, FL:

In 2009, the City of North Miami adopted Ordinance 1278 which added [Section 29-415](#) (scroll to section) to the municipal code creating a Sustainable Building Program. The Ordinance stipulates that all new construction or additions of city-owned buildings must achieve LEED Silver certification or higher. Substantial renovations to existing city-owned buildings must achieve LEED Certified or higher. Minor renovations to existing city-owned buildings must incorporate as many LEED green building principles as is feasible from a practical and fiscal perspective. For the residential sector, all Community Redevelopment Agency-owned or funded projects are required to attain certification at LEED Silver level or higher. Existing CRA structures undergoing major renovations must be LEED Certified. Minor CRA renovations are to pursue as many LEED credits as is feasible. New construction, additions or substantial improvements of commercial developments are required to be LEED Certified while minor commercial improvements are required to incorporate as many LEED green building strategies as is feasible.

Ordinance 1278 also added [Section 29-304](#) (scroll to section) to the municipal code creating residential density bonuses for projects certified at each level of the LEED rating system. An individual may be granted a density bonus up to 25 dwelling units per acre for green building certification coupled with transit oriented development. Projects pursuing LEED certification may also receive expedited permitting, reduced permit fees, final project recognition by the city and be featured on the [greennorthmiami](#) website.

Contact:

Oakland Park, FL:

Commercial and residential developments pursuing LEED certification may increase density by a total of fifteen units per acre. Applicants must submit documentation of proposed credits, retain a LEED AP on the design team, and submit a security bond to be refunded upon certification. (Chapter 24, [Article III](#) of the Land Development Code)

Contact:

Orange County, FL:

On March 4, 2008, Orange County established the [Orange to Green Development Program](#), offering “Green Carpet Service” (personal assistance with the permit application process), expedited permitting and development review, and community recognition to construction and renovation projects incorporating green building techniques.

On March 20, 2007, Orange County adopted Ordinance 2007-01 encouraging individual retail and commercial establishments greater than 75,000 sq. ft. to incorporate sustainable building practices including LEED and Energy Star standards. (Chapter 38, Article IV, Section 153 of the [county code](#))

Contact:

Palm Coast, FL: On October 20, 2009, the Palm Coast City Council adopted Ordinance 2009-22 creating a voluntary [Green Building Incentive Program](#) for new construction and renovation of residential and commercial developments. Projects pursuing LEED, Florida Green Building Coalition, or Green Globes certification will receive reduced fees, expedited development review and city recognition.

Contact:

Pembroke Pines, FL: On October 15, 2008, the City of Pembroke Pines adopted Ordinance 1622 ([Chapter 159](#)) requiring all city-owned construction projects to achieve LEED Silver certification. Residential and commercial new construction and renovations interested in participating in the green building program must obtain certification under LEED or the Florida Green Building Coalition rating system. Participating projects will receive expedited permitting and a "Pembroke Pines Green Building Award."

Contact:

Pompano Beach, FL: On March 13, 2007, the Pompano Beach City Council passed Ordinance 2007-40 ([Section 152.50](#) of the code of ordinances) requiring all new construction of city buildings to achieve LEED certification. New residential and commercial construction who voluntarily participate in the program will receive expedited permitting, reduces fees, and city recognition. Residential renovations are eligible for a cash renovation incentive and a solar water heater incentive.

Contact:

Port Orange, FL: On July 28, 2009, the Port Orange City Council adopted [Ordinance 2009-12](#) creating incentives for construction and renovation projects participating in the voluntary green building program. New residential and commercial construction projects must obtain certification under the Florida Green Building Coalition, LEED for Homes, or Green Globes rating systems. Residential and commercial renovations are also required to obtain certification under the Existing Buildings versions of the rating systems. Participating projects will receive expedited permitting, additional sign allowances, marketing privileges and a "City of Port Orange Green Building Award."

Contact:

Riviera Beach, FL: On September 16, 2009, the City Council passed [Ordinance 3072](#) setting standards for recycling and scrap metal processing centers. All new construction or renovation of recycling or scrap metal processing offices or administrative buildings must obtain LEED Silver certification.

Contact:

Royal Palm Beach, FL: Buildings pursuing LEED certification in Royal Palm Beach are eligible for expedited permitting. (Section 26-32 of the [Code of Ordinances](#))

Contact:

Sanford, FL: Mixed use developments in Sanford are eligible for height bonuses of six to eight stories if they pursue LEED certification. ([Schedule U](#), Section 3 of the municipal code)

Contact:

Sarasota, FL: [Division 14](#), Sec. VII-1402 of the city code encourages that all lighting within non-residential and multi-family developments adhere to LEED standards regarding illumination levels.

Contact:

Sarasota County, FL: 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 or FGBC Green Development Standards.

On March 18, 2005, the county passed a [resolution](#) requiring 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.

Contact: Jodi L. John, Manager, Sustainable Sarasota, Sarasota County Government, (941) 861-5656; jjohn@scgov.net

South Daytona, FL: On June 9, 2009, the City Council adopted Ordinance 09-09 (Chapter 5, [Article XVI](#) of the municipal code) creating a green building program for all new construction and major renovations in South Daytona. Commercial and residential projects which voluntarily participate in the program are eligible for expedited permitting and land development plan review, reduced fees, additional sign allowances, marketing privileges and a "South Daytona Green Building Award." The incentives increase with the level of certification achieved.

Contact:

South Miami, FL: All new residential, commercial and mixed-use buildings must meet basic LEED criteria and are required to submit a LEED scorecard as part of the design review process. (Title 18, [Division 6](#), Section 6.6.4)

Contact:

St. Pete Beach, FL: On June 3, 2008, the City Council adopted [Ordinance 2008-12](#) requiring all new development and redevelopment projects in the Community Redevelopment District to obtain certification from at least two of eight listed standards—the Florida Green Building Coalition certification for multiple buildings, LEED for New Construction, FGBC High-Rise Residential Standard, FGBC Residential Standard, LEED for hotels and lodging,

LEED for Existing Buildings, LEED for Commercial Interiors, and the Florida Department of Environmental Protection for temporary lodging.

Contact:

St. Petersburg, FL: On May 15, 2008, the City of St. Petersburg's former Mayor Rick Baker signed [Executive Order 08-01](#), known as the Green City Initiative, requiring all new city-owned and occupied buildings to adhere to LEED standards for new construction. All redevelopment projects in St. Petersburg over 10,000 sq. ft. must follow the LEED guidelines for Existing Buildings.

On February 15, 2007, Ordinance 812-G ([Section 12-3](#) of the city code) established incentives for residential and commercial construction projects incorporating green building techniques. Commercial developments which achieve LEED certification will receive a permit fee refund of \$1,000. For commercial developments on vacant land over one acre, buildings which follow LEED standards will receive a permit fee refund of \$2,500.

Contact:

Stuart, FL: In 2007, the City of Stuart adopted Ord. No. 2113-07 ([Section 6.10.14](#) of the city code) creating incentives for new development and renovation projects which meet the City's minimum LEED point thresholds. Projects must achieve a minimum of 17 point under LEED for Existing Buildings, 14 points under LEED for New Construction, 26 points under LEED for Homes, 21 points under LEED for Neighborhood Development, 11 points under LEED for Commercial Interiors and 12 points under LEED Core and Shell in order to receive incentive credits, including expedited review.

Contact:

Surfside, FL: The Town of Surfside highly encourages all new construction to pursue LEED certification. (Chapter 90, [Article IX](#) of town code)

Contact:

Tampa, FL: On June 26, 2008, the Tampa City Council adopted the City of Tampa Sustainability Ordinance, requiring that all new municipal buildings over 5,000 sq ft of air conditioned space to earn a minimum of LEED Silver certification and that the renovation of all municipal buildings follow LEED guidelines. The ordinance also offers developers of commercial and multi-family residential buildings a 20-80% rebate on building permit fees, depending on the level of LEED certification that the building earns. The ordinance further offers developers of single family homes a 50% rebate on building permit fees if the building meets the current Green Home Designation Standards of the Florida Green Building Coalition. Finally, the ordinance encourages developers of multi-family and single family homes constructed after October 10, 2008 through any of the City's affordable housing programs to follow the Florida Green Building Coalition's Green Home Standard.

<http://docserver.tampagov.net/cache/00001/880/Ordinance%20No.%202008-111%20to%202008-118.pdf> (scroll down to page 6)

On April 22, 2008 Mayor Iorio issued a policy requiring all new city-owned and operated buildings of 5,000 square feet of air-conditioned space or greater be built to LEED Silver standards.

In June, 2006, the City of Tampa adopted a [Strategic Action Plan](#) for the Channel District Community Development Area. The plan offers a density bonus (1.5 FAR maximum) to developers in the Channel District who achieve LEED certification due to the development's elements of "community enhancement."

Contact: Thomas Snelling, Deputy Director of Growth Management and Development Services, 813-274-8577, thomas.snelling@tampagov.net

Volusia County, FL: On December 17, 2009, Volusia County created a voluntary [Green Building Program](#) funded by \$50,000 from a federal stimulus grant. Projects pursuing green building certification from the Florida Green Building Coalition, USGBC, National Association of Home Builders or Green Building Initiative will receive expedited permitting, public exposure as a "green" builder, and a 50% application fee rebate. Residential projects are eligible for a rebate up to \$300, commercial developments are eligible for a rebate up to \$1,000, and land development projects may receive a refund up to \$2,500.

Contact:

Wellington, FL: Developments in the Village of Wellington pursuing LEED Silver certification or higher are eligible for expedited permitting. ([Section 5.1.15](#) of village code)

Contact:

West Melbourne, FL: In December 2008, West Melbourne adopted Ordinance 2009-17 granting buildings in the town center pursuing LEED, Green Globes or Florida Green Building Coalition certification a height bonus up to 25 feet. ([Section 99-10](#) of city code)

Contact:

West Palm Beach, FL: All demolitions of buildings larger than 50,000 sq. ft. must divert 50% of construction and demolition debris from a landfill in accordance with the guidelines of LEED MR credit 2. ([Section 94-107](#) of city code)

Contact:

State of Georgia: No state-level LEED policies

Athens-Clarke County, GA:

On June 1, 2004 the Mayor and Commission of the Unified Government of Athens-Clarke County (ACC) Georgia adopted a [resolution](#) requiring all new municipal buildings to earn LEED Certified, with priority given to credits related to indoor air quality credits. The resolution also requires all new municipal projects to include a LEED AP in the

design and construction oversight teams. Since that time a [Policy and Procedure statement](#) has been prepared by staff that gives priority to the certification efforts of municipal buildings of at least 5,000 sq ft of conditioned space and intended for regular occupancy. This statement also covers building major renovations involving more than 50 percent of the aggregate area of the building.

Contact: Lara Mathes, Environmental Coordinator; (706) 613-3530;
laramathes@co.clarke.ga.us

Atlanta, GA:

The city passed Ordinance #03-0-1693 in December 2003 requiring all city-funded projects over 5,000 square feet or costing \$2 million to meet a LEED Silver certified level. Projects exempt from this policy are required to complete a LEED checklist to assess any sustainable design techniques.

[Code of Ordinances](#) (see Chapter 75)

Contact: Mandy Mahoney, Director of Sustainability, City of Atlanta; (404) 865-8965;
mmahoney@atlantaga.gov

Chamblee, GA:

On March 18, 2008 the Chamblee City Council adopted a [policy](#) amending City Code of Ordinances requiring all future public construction of any size to earn LEED Certified or one Green Globe. The policy also requires that all new commercial construction of 20,000 sq ft or greater earn LEED Certified certification or one Green Globe.

Contact: Mark Wedge, Chamblee City Council; (770) 986-5010;
mwedge@chambleega.com

Chatham County, GA:

In May, 2006, the Board of Commissioners of Chatham County passed an [ordinance](#) (page 79-85) 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.

Contact:

Conyers, GA:

On October 1, 2008, the Conyers City Council adopted [Ordinance 777](#), requiring all new residential or municipal buildings with over 5,000 sq ft of occupied space to achieve LEED Certification or be EarthCraft House certified.

Contact: Steven Owens, Chief Building Inspector, City of Conyers;
steve.owens@conyersga.com

Covington, GA:

On June 30, 2008, the City of Covington passed an ordinance requiring all applicants for development over 50,000 sq. ft. to submit a LEED checklist at the time of application. ([Title 16](#) of code of ordinances)

Contact:

- Coweta County, GA:* Section 85 of the County [Zoning Ordinance](#) requires all proposed developments in an RI-A Single-Family Residential Infill District to submit an affidavit that 100% of the proposed residences will be EarthCraft or LEED for Homes certified.
- New developments in a Center Village District pursuing LEED certification are eligible for a 1,000 sq. ft. density bonus. (Section 136.3 of the County [Zoning Ordinance](#))
- Contact:
- Doraville, GA:* On August 4, 2008, the Doraville City Council adopted an [ordinance](#) requiring all new municipal buildings and all commercial, industrial, and multifamily residential buildings over 20,000 sq ft to be LEED Certified.
- Contact: Bob Roche, Mayor Pro Tem, City of Doraville; bobroche@mindspring.com
- East Point, GA:* Chapter 4, [Article A](#) of the Zoning Code encourages new developments in East Point to pursue LEED certification.
- Contact:
- Forest Park, GA:* On December 7, 2009, the Forest Park City Council adopted Ordinance 2010-61 requiring all new residential construction and renovations to meet LEED certifiable or equivalent standards. (Title 8, [Article J](#) of code of ordinances)
- Contact:
- Norcross, GA:* Construction projects with a redevelopment area overlay district pursuing LEED Silver certification or above are eligible for a 0.25 density bonus. (Chapter 115, [Article III](#) of city code)
- Contact:
- Paulding County, GA:* On September 23, 2008, the County of Paulding adopted Resolution 08-25 encouraging developments within the Paulding Airport Master Overlay District to incorporate LEED green building design and construction practices. (Appendix A, [Article III](#) of county code)
- Contact:
- Stone Mountain, GA:* New developments within a Traditional Residential District are eligible for up to 35 feet or three stories of additional height if the principal dwelling promotes sustainable building practices as outlined by LEED or EarthCraft building standards. (Appendix A, [Article V](#) of city code)
- Contact:
- Tybee Island, GA:* On May 25, 2006, the City of Tybee Island unanimously passed a [resolution](#) adopting a green building policy declaring that all new, occupied buildings will achieve the LEED Silver certification level and achieve a higher certification level when conditions and resources permit. Projects designed to the LEED Silver level must have a payback of no

more than five years. If payback is anticipated to be over five years, city staff will recommend the level of LEED certification. All renovation projects and non-occupied buildings will include as many principles of LEED and the city's green building program as possible.

Contact: Paul Wolff, City of Tybee Island Council Member; tybeeduo@bellsouth.net

State of Hawaii:

On June 26, 2006, Governor Lingle signed [HB #2175](#), thus requiring each state agency to design and construct buildings to achieve LEED Silver certification or equivalent. The law applies to all new state-owned or state-funded construction of 5,000 sq ft or greater, including K-12 public schools.

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.

Contact:

Honolulu, HI:

On February 27, 2006, the City and County of Honolulu passed [Ordinance #06-06](#) requiring new city facilities over 5,000 square feet to achieve LEED Silver.

In 2004, the City and County of Honolulu passed [Bill #69 \(2004\)](#), providing 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.

Contact:

State of Idaho:

No state-level LEED policies

Ada County, ID:

On September 10, 2008, the Board of County Commissioners passed [Ordinance 703](#) requiring 60% of the developments within the Vista Planned Community to meet LEED certification.

On February 25, 2003, the County of Ada adopted [Resolution 1180](#) requiring new construction and major retrofits of all County facilities over 10,000 sq. ft. to achieve a minimum of LEED certification.

Contact:

Blaine County, ID:

Construction projects within a Public Benefit Planned Unit Development must incorporate all primary public benefits and at least two secondary public benefits as defined in Section 10-6-8 of the [County Code](#). Federal EPA Energy Star or LEED certification of all structures satisfies one of the secondary benefit requirements.

Contact:

- Ketchum, ID:* Construction projects within a “D” Design Review District are encouraged to pursue LEED certification. Green building design and construction practices are a consideration for project approval. (Section 17.19.090 of [city code](#))
- Contact:
- Moscow, ID:* According to Title 4, Chapter 7 of the Moscow [zoning code](#), homes that achieve LEED standards may receive a 2% density bonus. Homes that also incorporate other provisions of the Moscow Green Building Program may receive a density bonus up to 15%.
- Contact:
- Sandpoint, ID:* Construction applicants pursuing LEED certification within a Commercial D Zone may be granted an additional height bonus of fifteen feet. (Section 9-3-6 of [city code](#))
- Contact:
- State of Illinois:** On October 29, 2009 the Illinois General Assembly adopted [House Joint Resolution 45](#) creating a LEED Certification Task Force. The Task Force includes representatives from the State Board of Education, the Green Government Coordinating Council, the Capital Development Board, the Department of Commerce and Economic Opportunity, both parties of each chamber of the Illinois General Assembly, and will be chaired by an appointee of the USGBC Chicago Chapter. The Resolution charges the Task Force to investigate how to retrofit Illinois public schools as well as how to finance these efforts. These findings and recommendations will be presented to the General Assembly in a report by November 1, 2010.
- On August 24, 2009 Illinois Governor Quinn signed [SB 1601](#), enacting [Public Act 96-0630](#). The act, to take effect in January 2010, addresses several components of building design to improve sustainability through renovation projects. LEED and Green Globes certification costs have been added as valid “Redevelopment Project Costs” that can be funded by the Illinois Tax Increment Fund.
- On July 24, 2009, Governor Quinn signed into law [HB 1013](#), requiring all new state-funded building construction and major renovation of existing state-owned facilities to seek LEED or equivalent certification. New buildings and major renovations of 10,000 sq ft or more must achieve at minimum LEED Silver or equivalent certification. New buildings and major renovations under 10,000 sq ft must strive to meet the highest standard of the LEED rating system or equivalent but are not required to achieve certification.
- On April 22, 2009 the Illinois General Assembly adopted [House Joint Resolution 10](#) stating that the passage of a sustainable capital construction plan ought to be a top priority. The resolution also states that any allocations of funding for the construction or renovation of government buildings should require builders to adhere to LEED or equivalent green building standards.

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.

On August 21, 2007, Governor Blagojevich signed the "The Green Neighborhood Grant Act," becoming the first state to create incentives for LEED for Neighborhood Development. This Act ([Public Act 95-0325](#)) directs the Department of Commerce and Economic Opportunity to fund up to 1.5% of total development costs for up to three (3) applicable neighborhoods per year, funds permitting. Applicable neighborhood developments will have achieved LEED-ND certification.

Contact: Lisa Mattingly, P.E., State of Illinois Capital Development Board; (217) 524-6408; lisa.mattingly@illinois.gov

Bartlett, IL:

On October 7, 2008, the Village of Bartlett adopted Ordinance 2008-105 (Section 9-6-7 of [village code](#)) requiring all new construction of public buildings to obtain LEED certification.

Contact:

Carbondale, IL:

Section 4-1-2 of the [city code](#) allows the city manager to waive the fee for any work designed to achieve LEED certification. Upon adoption of Ordinance 2010-03, LEED projects are also eligible to receive a partial or full refund of the water and sewer tap connection fees. LEED Silver certified projects will be granted a 50% refund, LEED Gold certified projects will receive a 75% refund, and projects achieve LEED Platinum certification will have 100% of their water and sewer connection fees refunded. (Section 16-4-3 of [city code](#))

Contact:

Champaign, IL:

New construction projects in a campus commercial overlay district pursuing LEED certification are eligible for a density bonus. LEED Certified projects are eligible for 0.50 additional FAR, LEED Silver certified projects are eligible for 0.75 additional FAR, LEED Gold certified projects are eligible for 1.00 additional FAR, and LEED Platinum certified projects may receive 1.25 additional FAR. ([Section 37-125.1](#) of the code of ordinances)

Contact:

Chicago, IL:

In 2010, the [Green Permit Program](#) amended the incentive thresholds for buildings pursuing LEED certification. Commercial projects striving for LEED certification will receive their permits within 30 days. Projects striving for higher levels of LEED certification will receive their permits within 30 days and are eligible to receive a partial permit waiver up to \$25,000. The [Green Permit Requirements](#) oblige buildings to achieve additional sustainability goals in order to qualify for benefits. These requirements include "menu items" to be met on top of LEED certification, such as exceptional energy performance and green roofs.

In June 2004, the City of Chicago passed a resolution requiring all new city-funded construction and major renovation projects will earn LEED certification. [The Chicago Standard](#) is a product of this resolution. Numerous buildings are already being designed and constructed using LEED.

The Chicago Department of Construction and Permits (DCAP) has also developed a [Green Permit Program](#), offering expedited permitting for projects that incorporate innovative green building strategies, including LEED certification. Commercial projects are eligible for an expedited permit in less than 30 days if the project achieves LEED certification. Projects that achieve higher levels of LEED certification are eligible to have the consultant review fee waived as well as an expedited permit in less than 15 days.

Contact: Suzanne Malec-McKenna, Commissioner of the Environment; City of Chicago; smalec@cityofchicago.org

Collinsville, IL:

In 2009, the Collinsville City Council adopted Ordinance 4230 ([Section 17.040.250](#) of the code of ordinances) requiring all developments in the Uptown Collinsville District to attain certification from at least one nationally recognized green building program, including LEED, Energy Star, and National Association of Homebuilders.

Contact:

Cook County, IL:

Cook County Commissioner Mike Quigley's [proposal](#) (search LEED) for an ordinance requiring LEED certification of all county building projects passed on October 21, 2002. The ordinance calls for projects to earn a minimum of 8 credits in the Energy & Atmosphere category to ensure best life-cycle returns. The ordinance also calls for each retrofitted county building to achieve LEED for Existing Building certification.

Contact: Suzanne Malec-McKenna; smalec@cityofchicago.org

Evanston, IL:

On October 26, 2009, the Evanston City Council adopted Ordinance 14-O-09 (amended by [Ordinance 124-O-09](#)), requiring all new City-owned and City-financed buildings 10,000 sq ft or greater to achieve LEED Silver certification or higher and all new commercial or multi-family buildings 10,000 sq ft or greater to achieve LEED Silver certification or higher. In addition, all interior renovations of City-owned and City-financed buildings 10,000 sq ft or greater must achieve LEED Silver certification or higher and all interior renovations of commercial or multi-family buildings 10,000 sq ft or greater must achieve LEED Silver certification or higher. The City is also willing to discuss possible incentives, including expedited plan review and financial assistance for costs associated with LEED Silver projects, on a case-by-case basis with developers. Projects that fail to obtain a LEED Silver certification will be assessed a monetary penalty determined on a sliding scale that takes into account how close the project came to achieving LEED Silver certification.

Contact: Jeff Murphy, Assistant Director, Building and Inspection Services, Community & Economic Development Department; (847) 448-8030; jmurphy@cityofevanston.org

- Normal, IL:* The Town of Normal passed [Ordinance 4825](#) (Section 15.17-14) on March 18, 2002 requiring LEED certification in the Central Business District for public or private new construction over 7,500 sq. ft. at ground level.
- Contact: Mercy Davison, Town Planner; mdavison@normal.org
Geoff Fruin, Assistant City Manager; gfruin@normal.org
- Northbrook, IL:* On May 13, 2008, the Northbrook Village Board of Trustees adopted [Ordinance 08-24](#), requiring all municipal construction be at minimum LEED Certified. The Ordinance also establishes the Green Building Initiative incentive program to reward projects that seek LEED certification. These projects receive expedited permitting and review and are eligible for permit fee rebates of 10% for LEED Certified projects, 20% for LEED Silver, 30% for LEED Gold, and 40% for LEED Platinum. Projects that achieve any of the following LEED credits can receive an additional 1% fee rebate for every credit achieved: SSc6.1, SSc6.2, WEc1.1, WEc2, and WEc3.1. Projects enrolled in the Green Building Program are also featured in a Village website and newsletter promoting the Green Building Program.
- Contact: Dan Kaup, Assistant to the Village Manager; (827) 272-5050;
kaup@northbrook.il.us
- Oak Brook, IL:* Planned development projects in Oak Brook are encouraged to include a LEED AP in the design process, submit a LEED checklist with the permit application and to obtain LEED certification. (Section 13-15-3 of [village code](#))
- Contact:
- Palos Park, IL:* March 26, 2007, the Village Commissioners adopted [Ordinance 2007-17](#) encouraging new developments in business districts to obtain LEED certification.
- Contact:
- Romeoville, IL:* Planned developments located in a business district will earn 30 points for pursuing LEED certification. These points may be used to satisfy specified design and construction requirements as outlined in Section 159-158 of the [village code](#).
- Contact:
- Skokie, IL:* Developments in Mixed-Use Districts pursuing LEED Silver certification or above are eligible for additional floor area. The bonus will be rewarded upon receipt of a cash escrow, equal to the additional square footage multiplied by \$100, which will be returned upon proof of certification. ([Section 118-184](#) of the Skokie Zoning Chapter)
- Contact:
- Yorkville, IL:* On December 9, 2008, the Yorkville City Council adopted [Resolution 2008-47](#), requiring all new municipal buildings of 5,000 sq ft or more and all municipal building renovations of 1,000 sq ft or more to achieve LEED Certification.

Contact:

State of Indiana:

On June 28, 2008, Governor Daniels signed [Executive Order 08-14](#), requiring all new state buildings earn LEED Silver certification, the EPA's Energy Star rating, two Globes under the Green Globes rating system, or the equivalent under an ANSI accredited rating system. The EO also requires that all renovations of existing state buildings must follow LEED, Green Globes, or other guidelines.

Contact:

Bloomington, IN:

On March 25, 2009, the Bloomington City Council adopted Ordinance 09-04, requiring all new construction and major renovation of occupied municipal buildings achieve LEED Silver certification. The ordinance also calls for an evaluation of the City's existing building stock and calls upon the City to develop a schedule for retrofitting all existing buildings within ten years to achieve LEED Silver certification.

<http://bloomington.in.gov/media/media/application/pdf/4622.pdf> (scroll down to page 5)

Contact: Jacqui Bauer, Sustainability Coordinator, Economic & Sustainable Development Department; (812) 349-3837; bauerj@bloomington.in.gov

Fort Wayne, IN:

Developments incorporating green building techniques in Fort Wayne, such as LEED certification, may receive five points towards earning a tax abatement for a number of years. Points may also be awarded to companies that provide health insurance for its employees, have an average salary of at least 150% of the federal minimum wage, and businesses that create or retain jobs. Projects with 7 to 11 points are eligible for three years of tax abatement; whereas, projects may receive up to ten years of tax abatements by earning 24 to 67 points. (Title XV, Chapter 153.19 of [municipal code](#))

Contact:

Indianapolis-Marion County, IN:

Effective August 1, 2010, new construction and major renovation projects in the City of Indianapolis and Marion County pursuing aspects of sustainable design are eligible for a green building rebate. Developments may receive a 30% rebate if they incorporate three of the sustainability categories—water quality/quantity, transportation, energy, materials, site, and innovative design. Projects may receive an additional 10% for each category achieved beyond the initial three, not to exceed a 50% rebate. Though the criteria for the Green Building Incentive Program are based on LEED, the program does not require LEED registration or certification. However, a building project seeking LEED-certification of any level will qualify for all or part of the rebate.

[Indianapolis Green Building Incentive Program](#)

[SustainIndy – Green Building and Development](#)

Contact:

Saint Joseph County, IN: On May 12, 2009, the Saint Joseph County Council adopted Ordinance 24-09 granting tax abatements for developments providing a public benefit. Buildings that achieve LEED Silver certification or above will receive 50 public benefit points towards earning an add-on abatement from one to seven years. (Title III, Chapter 35.06 of [county code](#))

Contact:

State of Iowa: In 2009, the Iowa State Legislature adopted sustainable design standards codified in [Chapter 310](#) of the State Code. Commercial buildings pursuing sustainable design standards in order to qualify for a tax credit or tax refund must achieve LEED Gold certification or better. If a commercial project pursues sustainable design standards for a purpose other than to qualify for a tax credit or refund, the building must attain at least LEED Silver certification. Construction of buildings intended to be used as data centers must achieve LEED Certification in order to qualify as a sustainably designed development.

Contact:

State of Kansas: No state-level LEED policies

Greensburg, KS: On December 17, 2007, the Greensburg City Council adopted a [resolution](#) certify all new city-owned buildings greater than 4,000 square feet at LEED Platinum, making it the first city in the U.S. to pass such a resolution. The resolution further requires that qualifying city buildings earn all 10 points in EAc1, Optimize Energy Performance. Projects under construction at the time the resolution was passed are also required to register and certify LEED Platinum in the appropriate rating system.

Contact:

Commonwealth of Kentucky:

On April 13, 2010, Governor Beshear signed [SB 132](#) into law. The Act, scheduled to take effect on July 7, supports and encourages the construction and renovation of school buildings using efficient design concepts. It offers a definition for “efficient school design” as being a school building design that meets or exceeds LEED for schools at the “certified” level, a comparable system with equivalent requirements, or other building performance certification systems, such as the Energy Star program.

On January 26, 2010, the Kentucky General Assembly voted unanimously to adopt resolution [HR 24](#) endorsing the creation of a “Green Schools Caucus in the Kentucky General Assembly to advocate and encourage broader application of the design and construction practices for green schools.” School districts are encouraged in the resolution to seek LEED certification for school buildings, or certification from a comparable rating system with requirements at least equivalent to LEED Silver standards.

On April 24, 2009, Governor Beshear signed [HB 2](#), requiring all new public facilities and renovations using 50% or more of state funding achieves LEED certification. Projects of \$25 million or more must achieve LEED Silver certification or higher. Projects between \$5 and \$25 million must achieve LEED Certified and earn a minimum of seven points

under the Energy and Atmosphere Credit 1, Optimize Energy Performance standards. All projects between \$600,000 and \$5 million shall use the LEED rating system as a guide.

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.

Contact:

Louisville-Jefferson County, KY:

In 2009, the Metro Government of Louisville and Jefferson County created a green redevelopment initiative. Existing residential and commercial buildings at least 25 years old may qualify for a reassessment moratorium if the cost of the improvements equals at least 25% of the value of the improvements, if the project is within a target area and if the property will achieve LEED certification. (Title XV, Section 154 of [code of ordinances](#))

Contact:

State of Louisiana:

On February 12, 2008, the Louisiana Recovery Authority approved a [resolution](#) founding the State and Local Facilities Construction Authority to support public schools in their pursuit of LEED for schools certification or energy efficiency measures. The LRA has allocated \$2.5 million for the creation of this Authority, likely to be operational by January 2009.

Contact:

State of Maine:

Governor John Baldacci issued an [Executive Order](#) in November 2003 directing all new or expanding state buildings to incorporate LEED guidelines, including LEED for Existing Buildings: Operations and Maintenance, provided that standards can be met on a cost-effective basis.

Contact: Wendy Porter; (207) 876-3331

Bangor, ME:

On September 14, 2007 the Bangor City Council adopted a [policy](#) for all new city-owned or city-funded construction and major renovation projects to achieve LEED Certified. Projects of less than 5,000 square feet will comply with the Maine State Housing Authority Green Building Standards. The policy also encourages the private sector to design, construct and operate its buildings consistent with LEED.

Contact: Wendy Warren, Environmental Coordinator, City of Bangor; (207) 992-4255; wendy.warren@bangormaine.gov

Bar Harbor, ME:

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.

Contact:

Portland, ME:

On April 6, 2009, the Portland City Council adopted [Resolution 14-08/09](#), requiring all new construction and renovation municipal projects over 5,000 sq ft and costing more than \$250,000 and all new construction and renovation projects funded by the City over 10,000 sq ft and costing more than \$250,000 to achieve LEED Silver certification.

Contact: Ian Houseal, Sustainability Coordinator, Energy and Environmental Sustainability Committee; (207) 756-8364; ihouseal@portlandmaine.gov

York, ME:

On May 17, 2008, the Town amended the Town Zoning Ordinance to include [Article Nine](#), requiring all municipal buildings and buildings funded by the Town at 75% or more of the total construction cost and exceeding 5,000 gross sq ft to achieve at minimum LEED Silver certification.

Contact: Christine Grimando, Town Planner; (207) 363-1007; cgrimando@yorkmaine.org

State of Maryland:

On April 24, 2008, Governor O'Malley signed the [High Performance Building Act](#) into law, requiring all new public construction and major renovation projects of 7,500 sq ft or greater, and intended for occupation, to earn LEED Silver certification or two Green Globes. The High Performance Building Act further requires that MD public schools using state funds earn LEED Silver certification or two Green Globes. The High Performance Building Act further adds that "the State will pay half of any extra costs" incurred in building green public schools.

Maryland's governor issued an Executive Order in October 2001 calling for all capital projects greater than 5,000 square feet to earn LEED certification. The House and Senate passed [legislation](#) in April 2005 requiring a green building standard, such as LEED (Silver), be used for state capital projects.

MD Green Building Council contacts:

Sean McGuire, Environmental Design; (410) 260-8727; www.dnr.state.md.us/ed
Steve Gilliss, MD Dept. of General Services; (410) 767-4675; sgilliss@dgs.state.md.us

The state has also approved a green building tax credit for commercial developers:
<http://business.marylandtaxes.com/taxinfo/taxcredit/greenbldg/default.asp>

Contact: Mike Li, Maryland Energy Administration; (410) 260-7183;
mli@energy.state.md.us

Annapolis, MD:

On March 10, 2008 Mayor Ellen O. Moyer signed into law [Ordinance 0-56-07](#), adding to the city code Chapter 17.14, "Green Buildings," requiring all public construction to earn LEED Silver certification beginning January 2009.

The policy further applies new construction and major renovation of private sector commercial and residential projects as follows: commercial and mixed-use buildings of 7,500 sq ft or greater must earn LEED Certified; five or more single-family homes on one lot or any one home in excess of 3,250 sq ft must earn LEED Certified. The policy allows

for projects to register and certify under the appropriate LEED Rating System or an energy and environmental design standard deemed equivalent by the Director of the Department of Neighborhood and Environmental Programs.

Contact: [Annapolis Neighborhood and Environmental Programs](#); (410) 263-7946

Anne Arundel County, MD:

County-owned buildings over 10,000 sq. ft. are required to achieve LEED Silver certification. (Article 8, Title 2 of [county code](#))

Contact:

Baltimore, MD:

On August 14, 2007, Mayor Dixon signed into law [Council Bill 07-0602](#) amending the Baltimore City Revised Code to require all city and city-funded projects greater than 10,000 square feet budgeted or permitted before July 1, 2009 to achieve a minimum of LEED Certified of the appropriate LEED Rating System. All city and city-funded buildings greater than 10,000 square feet budgeted for FY 2010 or permitted after July 1, 2009 will be required to earn a minimum of LEED Silver certification.

Commercial buildings or multi-family residential buildings of 10,000 square feet or greater that request a permit on or after July 1, 2009 must achieve a minimum of LEED Silver of the appropriate LEED Rating System. The building official is directed to deny occupancy permits and certificates of completion for noncompliant projects. Successful achievement of energy and environmental design standards deemed by the city building official to be equivalent to the minimum required levels of LEED are in compliance with this code. Certification is not required.

[Green Building Requirement FAQ](#)

Contact: Brownwyn Phillips, Baltimore City Green Building Task Force;
brownwyn.phillips@baltimorecity.gov

Baltimore County, MD: On April 22, 2008 the Baltimore County Council adopted [Bill #28-08](#) providing tax credits for new residential construction that earn a 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 October 15, 2007 the County Council passed [Bill #78-07](#), High Performance Buildings, to replace Bill #85-06. The Bill expanded the tax credit to LEED for New Construction, LEED Core and Shell, and LEED for Existing Buildings. LEED for New Construction will earn a 50% property tax credit for Silver, 60% for Gold, and 80% for Platinum. LEED Core and Shell Silver will receive 40%, Gold 50%, and Platinum 70%. LEED for Existing Buildings Silver will earn a tax credit for 10%, 25% for Gold, and 50% for Platinum. The duration of the LEED NC and LEED CS tax credits are for five years consecutive years; whereas, the duration of the LEED EB tax credit is for three years.

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 for New Construction Silver certification. The duration of the tax credit is for ten consecutive years.

Contact: Elizabeth S. Glenn, Chief Community Planning and Development,
eglenn@baltimorecountymd.gov

Bowie, MD:

The City Council passed Resolution [#R-15-03](#) requiring all municipal projects to follow green building criteria and to use LEED guidelines on a project by project basis. The city has partnered with several local, state, and federal agencies to construct the city's first green demonstration project, the Parks and Grounds Facility, with a minimum certification of LEED Silver.

Contact: Ruth Newell, City of Bowie; (301) 809-3009

Carroll County, MD:

On April 30, 2009, the Carroll County Board of Commissioners adopted Ordinance 09-03, the Green Building Tax Credit, which provides a 25% tax credit for new buildings that achieve LEED Silver certification or equivalent, a 50% tax credit for new buildings that achieve LEED Gold certification or equivalent, and a 75% tax credit for new buildings that achieve LEED Platinum certification or equivalent for a period of 5 consecutive years. This tax credit only applies to property that principally used for business, commercial, or industrial purposes.

<http://ccgovernment.carr.org/ccg/code/index.asp> (Chapter 209, Article XIII)

Contact:

Gaithersburg, MD:

On September 15, 2008, the Gaithersburg City Council adopted [Ordinance O-11-2008](#), requiring all commercial or residential buildings over four stories between 10,000 sq ft and 99,999 sq ft to earn at minimum LEED Certification and all commercial or residential buildings over four stories over 99,999 sq ft to earn at minimum LEED Silver certification.

On April 16, 2007, the Gaithersburg City Council adopted [Resolution R-33-07](#), requiring all new municipal construction to earn LEED Silver certification. The resolution also says that renovations of municipal buildings should follow LEED guidelines.

Contact: Erica Shingara, Environmental Services Director, City of Gaithersburg;
eshingara@gaithersburgmd.gov

Hagerstown, MD:

On March 31, 2009, the Hagerstown City Council passed [Ordinance 2009-2](#) granting high performance buildings a 20% property tax credit for LEED Silver certification, a 25% property tax credit for LEED Gold certification and a 30% property tax credit LEED Platinum certification.

Contact:

Hampstead, MD:

On July 8, 2008, the Hampstead Town Council adopted Ordinance 449 requiring any new buildings constructed within the Groundwater Conservation District to achieve LEED

certification or equivalent standards. (Chapter 135, Article XV, Section 135-150 of [town code](#))

Contact:

Harford County, MD: Chapter 267, Part 1, Article VII, Section 267-61 of the [Harford County Code](#) permits LEED certified buildings within a mixed office district to use shared parking as an alternative to the parking facility requirements of Section 267-26.

Contact:

Howard County, MD: On July 30, 2007, Howard County passed Bill #47-2008, requiring all new county projects (new construction, major renovation and core & shell) to achieve LEED Silver. Private construction greater than 50,000 square feet is required to achieve LEED Certified. The bill also includes expedited permitting for projects seeking LEED Gold or Platinum.

On the same day, 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.

Contact: Don Mock, Chief of the Plan Review Division, Department of Inspections, Licenses and Permits; (410) 313-3948; dmock@howardcountymd.gov

La Plata, MD: On February 26, 2008 Mayor Ambrogio of the Town of La Plata signed into law [Town Council Resolution #08-2](#) requiring all town-owned and town-funded new construction and major renovations greater than 5,000 square feet to achieve LEED Certified. The policy further recommends LEED for private sector construction and for public projects of smaller size.

Contact:

Montgomery County, MD:

On December 17, 2007, County Executive Leggett signed [Bill 37-06](#), providing property tax credits for buildings that achieve LEED Silver, Gold and Platinum, or their equivalents. Buildings over 10,000 sq ft that earn LEED for New Construction or LEED for Core and Shell certification receive five year tax credits of 25% for achieving Gold and 75% for Platinum. Buildings less than 10,000 sq ft that earn LEED for New Construction or LEED for Core and Shell certification receive five year tax credits of 25% for achieving Silver, 50% for Gold, and 75% for Platinum. Buildings over 10,000 sq ft that earn LEED for Existing Buildings certification receive three year tax credits of 10% for achieving Gold and 50% for Platinum. Buildings less than 10,000 sq ft that earn LEED for Existing Buildings certification receive three year tax credits of 10% for achieving Silver, 25% for Gold, and 50% for Platinum.

On November 28, 2006, the Montgomery County Council approved [Bill #17-06](#), requiring new County buildings over 10,000 sq ft to earn a LEED Silver certification or the equivalent standard. The bill also requires all private commercial, industrial, and multi-family residential buildings over 10,000 sq ft to be LEED Certified or an equivalent standard. County certification of LEED equivalency is an acceptable method of compliance.

[Montgomery County Public Schools - School Energy and Recycling Team](#)

Contact: Kathleen Boucher, Senior Legislative Attorney, Montgomery County, MD; 240-777-7940; Kathleen.boucher@montgomerycountymd.gov

Rockville, MD:

On May 10, 2010, the Rockville City Council adopted [Ordinance 8-10](#) requiring all new non-residential and multi-unit residential construction and renovation projects greater than 7,500 sq. ft. to submit a LEED checklist with each permit application to the City and to include a qualified professional on the project team, such as a LEED AP. Non-residential and multi-unit residential developments must achieve a minimum of 25 LEED credits, including at least 5 of 13 local priority credits (SS 5.1, SS 5.2, SS 6.1, SS 6.2, SS 7.1, SS 7.2, WE 2, WE 3, EA 1, EA 2, EA 6, MR 1.1 and MR 2). New construction projects following the LEED for Commercial Interiors rating system must earn at least 10 points. The ordinance also requires all new construction and additions of one- or two-family dwellings to submit either a National Green Building Standard or a LEED for Homes checklist with each planning and building permit application. All covered projects are subject to compliance review by the City; however, formal certification is not required.

[Green Building Codes Notice 2010](#)

Contact:

Commonwealth of Massachusetts:

On April 18, 2007, Governor Deval Patrick signed [Executive Order 484](#), “Leading by Example - Clean Energy and Efficient Buildings.” The order instructed all agencies involved in the construction and major renovation projects of over 20,000 square feet to meet LEED certification, incorporating energy performance 20% better than the Massachusetts Energy Code and outdoor water reduction requirements verified by an independent 3rd party commissioning authority.

Contact: Jenna L. Ide; Energy Efficiency & Sustainable Buildings Group; Division of Capital Asset Management; (617) 727-4030; jenna.ide@state.ma.us

Barbra Batshalom, The Green Roundtable; (617) 374-3740; bb@greenroundtable.org

Acton, MA:

On April 5, 2004, the Town of Acton adopted a [zoning by-law](#) (section 5.5B.2.2.d) allowing for a density bonus for buildings achieving LEED certification in the East Acton Village District.

Contact: Roland Bartl, Director, Planning Department; (978) 929-6631; planning@acton-ma.gov

- Arlington, MA:* In May 2003, the town of Arlington voted in favor of requiring all new buildings, major renovation projects, and additions to achieve a LEED Silver rating at a minimum. The measure is listed in [Section 4](#) of the Town Bylaws, under Title 1, Article 16.
- Contact: Rick Vallarelli, Building Inspector, Department of Inspectional Services; (781) 316-3390; Rvallarelli@town.arlington.ma.us
- Ashland, MA:* New buildings constructed in the Pond Street Mixed Use Overlay District must be Energy Star Certified; LEED certification may be used as an acceptable form of compliance. (Chapter 282, Section 8 of the [town code](#))
- Contact:
- Boston, MA:* On January 10, 2007 the City of Boston added [Article 37 to Section 80](#) of the Boston Zoning Code requiring that all public and private development projects over 50,000 square feet earn either LEED Certified or successful review and approval through Boston Interagency Council Review (with the same LEED documentation and an optional 4 Boston-specific credits). The Article directs the City to deny permits and certificates of occupancy to noncompliant projects. For all projects regardless of size, the Boston Redevelopment Authority requires a LEED checklist to be submitted.
- Aligned with the Mayor's January 2007 upgrade to the Boston Zoning Code, in April 2007, the Boston Department of Neighborhood Development updated its [Residential Design Standards](#) requiring the use of LEED for Homes (or LEED for New Construction for larger projects) as a design guide for new construction and rehabilitation of affordable housing projects, further requiring Energy Star Homes certification for projects less than four stories. While certification is not required, projects must be approved as "Silver certifiable" through DND review of documentation.
- In addition, the Boston Department of Neighborhood Development requires private projects under 50,000 square feet to follow the same requirements for LEED certification or Boston Interagency Council Review of LEED documentation.
- In December 2004, Mayor Menino adopted the recommendations of his [Green Building Task Force](#) and now requires LEED Silver for all city-owned new construction and major renovation projects and LEED Certified for all city supported development projects.
- Contact: John Dalzell, Boston Redevelopment Authority; (617) 918-4334; John.Dalzell.BRA@cityofboston.gov
- Cambridge, MA:* On August 2, 2010, the City Council adopted a [green building zoning amendment](#) requiring all construction projects greater than 25,000 sq. ft. but less than 50,000 sq. ft. to meet the requirements of LEED Certified status or better. Developments 50,000 sq. ft. and greater must achieve at least LEED Silver certification. Projects are required to submit a LEED checklist under the supervision of a LEED AP as documentation included in the special permit application; however, formal certification is not required.
- The City of Cambridge has adopted a [City Green Building Policy](#) requiring that all new construction and major renovation of municipal buildings, including public schools,

follow LEED guidelines. The project review special permit process, adopted as part of the 2001 City-wide Rezoning for review of all large projects in the City, requires applicants to outline how the proposed development performs on the LEED checklist. Following LEED certification standards and other evolving environmental efficiency standards is encouraged.

Contact: Iram Farooq, Senior Project Manager - Land Use, Urban Design, Sustainability, Community Development Department; (617) 349-4606; ifarooq@cambridgema.gov

Lexington, MA: Exterior construction or expansion projects in Lexington with an FAR increase greater than 8,000 sq. ft. are required to submit a LEED Core and Shell scorecard. (Article XV, Section 175-81 of the [town code](#))

Contact:

Medford, MA: In 2005, the City of Medford adopted an [Energy and Resource Efficiency Policy](#) which requires that all new municipal construction seek LEED certification.

Contact:

Melrose, MA: New construction and renovation projects within a smart growth district must incorporate sustainable design practices in accordance with the Energy Star program. Development projects are also encouraged to achieve LEED certification. (Chapter 235, Article XI, Section 235-71.1 of the [city code](#))

Contact:

Somerville, MA: [Article 6](#) of the Somerville Code of Zoning Ordinances stipulates that development projects in the Assembly Square Mixed-Use District are required to submit a LEED worksheet and are encouraged to attain LEED certification. Developments certified as LEED Gold or higher are eligible for a floor area ratio increase and a height bonus. LEED Gold projects within Transit Oriented District 70 and 100 are eligible for a 0.5 FAR increase, LEED Gold developments in Transit Oriented District 135 may receive a 1.0 FAR increase, and LEED Gold projects in all three districts may receive 15 feet of additional height.

Contact:

State of Michigan: On April 22, 2005, Governor Granholm signed [Executive Order #2005-4](#) requiring that all state-funded new construction and major renovation projects over \$1,000,000 be built in accordance with LEED guidelines.

Contact:

Ann Arbor, MI: Chapter 55, [Article IV](#) of the Ann Arbor municipal code requires all projects seeking a floor area bonus through a premium option to achieve at least two points under the LEED Energy and Atmosphere Credit 1. Developments pursuing LEED Silver certification must meet a minimum of 4 points in Energy and Atmosphere Credits 1 and 2 and will be granted a 50% bonus of lot area. Projects pursuing LEED Gold certification must meet a

minimum of 6 points in Energy and Atmosphere Credits 1 and 2 in order to receive a 150% bonus of lot area. LEED Platinum projects may receive a 250% bonus of lot area with a minimum of 8 points in Energy and Atmosphere Credits 1 and 2.

Contact:

Auburn Hills, MI: On November 13, 2006, the Auburn Hills City Council adopted the [Auburn Hills Green Building Policy](#), encouraging all applicable municipal and private development projects to achieve LEED certification and approving the City's membership in the U.S. Green Building Council.

Contact: Shawn Keenan, Water Resources Coordinator; 248-364-6900; skeen@auburnhills.org

Clawson, MI: On January 6, 2009, the City Council adopted [Ordinance 670](#) encouraging LEED certification of development projects in Clawson.

Contact:

East Lansing, MI: On April 21, 2009, the East Lansing City Council adopted a resolution establishing a [green building policy](#) for the City. Included in the policy is a requirement that new municipal construction over 5,000 sq ft achieves at minimum LEED Silver certification and renovations to existing municipal projects follow the LEED checklist. The policy also requires new private construction for any single building that receives municipal incentives up to 15% of the total project cost to attain at minimum LEED Certified, private development projects that receive over 15% municipal incentives with one building to achieve at minimum LEED Silver certification, and private development projects that receive over 15% municipal incentives with multiple buildings to achieve at minimum LEED for Neighborhood Development Silver certification and achieve at least 1 point under Green Infrastructure & Buildings Credit 1 or achieve at minimum LEED Silver certification for each building. Private building renovations that receive municipal incentives are required to achieve at minimum LEED Certified. Incentives referenced in this policy include tax increment financing funds, brownfield redevelopment funds, community development block grant funds, parking revenue bonds, or other similar financing mechanisms.

Contact: Timothy R. Schmitt, Community Development Analyst, City of East Lansing; tschmitt@ci.east-lansing.mi.us

Grand Rapids, MI: On January 24, 2006, the Grand Rapids City Commission adopted [Policy 600-16](#), requiring all new municipal buildings over 10,000 sq ft and \$1 million to be LEED Certified. All municipal renovation and building operations should follow LEED guidelines.

Contact:

Groveland Township, MI: On February 11, 2008, the Township of Groveland adopted Ordinance 164 (Chapter 54, [Article III](#) of township code) encouraging LEED certification of planned development construction.

Contact:

Milford, MI:

New construction of single-family cluster housing developments must provide a public benefit, such as public art, LEED certified buildings, park lands or lands to remain permanently undeveloped. (Chapter 94, [Article XI](#), Sec. 94-305 of Village Code)

Contact:

Milford Charter Township, MI:

In order to be eligible for rezoning, planning commission review, and township board approval, planned unit development projects must provide a public benefit, such as a traffic flow improvement, preservation of the township's natural features or LEED certified buildings. (Chapter 32, [Article III](#), Sec. 32-526 of the code of ordinances)

Contact:

Novi, MI:

On September 24, 2007, the City of Novi City Council passed a resolution adopting LEED as the rating system of choice for the City of Novi. The resolution encouraged adherence to LEED standards and criteria in local private development and charged the City to consider greening the City's building policies.

A second resolution on the same day directed all future civic building projects to adhere to LEED criteria to the greatest extent feasible.

See both resolutions [here](#).

Contact:

Rochester Hills, MI:

In the fall of 2006, the Town of Rochester Hills developed a [Master Land Use Plan](#) requiring all new construction and major renovations of municipal buildings to achieve LEED certification. Incentives for private commercial and residential construction pursuing LEED certification are being developed.

Contact: Scott Cope, Director, Building and Ordinance Compliance; (248) 656-4615; copest@rochesterhills.org

Sterling Heights, MI:

Section 22.04 of the Sterling Height [Zoning Code](#) defines the role of the Plan Review Committee and encourages the incorporation of LEED green building standards into the design and construction of new construction projects.

Contact:

Ypsilanti Charter Township, MI:

On February 19, 2008, the Ypsilanti City Council adopted Ordinance 2008-378 (Appendix A, [Article XI-D](#) of code of ordinances) granting development projects pursuing LEED certification in town center zones up to three stories and 35 feet of additional building height.

Contact:

State of Minnesota: 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. Among other provisions, the Act established a goal of 100 commercial buildings achieving LEED or Green Globes certification by December 31, 2010.

Contact:

Bloomington, MN: As stated in [Chapter 19, Article III](#) of the Bloomington Zoning Code, projects pursuing LEED certification are eligible for bonus floor area. Buildings achieving LEED Certified or Silver certification are eligible for one-quarter square foot of a additional area per square foot. Projects achieving LEED Gold or Platinum are allowed one-half square foot of additional floor area.

Contact:

Minneapolis, MN: On July 21, 2006, the City of Minneapolis passed [Resolution 2006R-381](#) requiring that all municipal projects utilize LEED standards in the planning, design, construction, and commissioning of municipal facilities financed by the City of Minneapolis and utilized by the City's Charter Departments and that all new construction or major renovations of municipal projects over 5,000 square feet should be built to the LEED Silver certification standard with an emphasis on achieving the Energy and Atmosphere credits in the LEED rating system unless otherwise directed by the City Council.

Contact:

St. Paul, MN: In December 2009, the Saint Paul City Council adopted [Council Resolution 09-1377](#), establishing a sustainable building policy for private development. The policy requires private developers of new construction projects, receiving more than \$200,000 of public financing, to receive LEED Silver certification or to achieve a specified level of attainment, determined to be generally on par with LEED Silver from one of several other specific standards. The non-LEED standards include, Green Globes, Minnesota State Guidelines Building Benchmarking and Beyond (B3), Minnesota GreenStar, and Green Communities (Minnesota Overlay). Additionally, all covered projects must comply with elevated mandatory minimum requirements, known as the Saint Paul Overlay. The Saint Paul Overlay specifies minimum requirements for predicted energy use, predicted use of potable water, predicted use of water for landscaping, recycling of construction waste, indoor environmental quality, storm water management, predicted greenhouse gas emissions, and annual reporting of actual energy data for the project.

In January 2007, the Saint Paul City Council adopted [Council Resolution 07-70](#), requiring that new or significantly renovated municipal facilities receive LEED Silver certification or utilize the Minnesota State Guidelines Building, Benchmarking and Beyond (B3). It also states that if the building is constructed or renovated to LEED standards, the more stringent State Guidelines related to "Energy and Atmosphere," including exceeding the

energy code by at least 30%, must also be met and the State Guidelines related to Performance Management requirements must be adhered to. The policy also requires staff from various City departments become LEED accredited.

Contact: Kurt Schultz, Strategic Services, Planning and Economic Development; (651) 266-6590; kurt.schultz@ci.stpaul.mn.us

State of Mississippi: No state-level LEED policies

Starkville, MS: On June 3, 2008, the Starkville Board of Aldermen adopted a sustainability policy requiring that all new municipal construction larger than 3,000 sq ft earn LEED Certified. In addition, the policy formally encourages private commercial and residential buildings to pursue LEED certification.

Contact:

State of Missouri: No state-level LEED policies

Chesterfield, MO: On June 1, 2009, the City of Chesterfield adopted [Ordinance 2527](#) allowing zoning changes to a planned commercial district. The incorporation of design features, including the utilization of mixed-use buildings, enhanced landscaping and LEED certification, will be taken into consideration when assessing the request.

Contact:

Clayton, MO: On September 26, 2006, the City of Clayton passed [Resolution #06-21](#) requiring new construction and major renovations of City-owned, occupied, or funded buildings over 5,000 sq ft to earn LEED Silver certification.

Contact: Punit K. Jain, Cannon Design; (314) 425-8731; pjain@cannondesign.com

Ferguson, MO: On February 24, 2009, the City of Ferguson passed [Ordinance 2009-3382](#) which added Chapter 7-44 to the municipal code. The code states that any buildings built or renovated with city funds are required to achieve, at a minimum, LEED Silver certification. All permit applicants for new residential construction and renovations of existing homes will be encouraged to pursue certification under the LEED for Homes rating system. New or renovated commercial or industrial buildings are encouraged to pursue certification under the most appropriate LEED rating system for the building type. The Ordinance also established expedited permitting for buildings pursuing LEED certification. The city aims to process green building permits within 30 business days.

Contact:

Kansas City, MO: On November 18, 2004, the Kansas City City Council adopted [Resolution 041222](#), requiring all new municipal buildings over 5,000 sq ft to earn LEED Silver certification.

Contact: Tom Bean, City Architect; (816) 513-2531

Bob Lawler; (816) 513-2532

Springfield, MO:

On February 25, 2008 the City of Springfield adopted [The City of Springfield Green Building Policy](#), requiring all city-owned new construction projects “of any size and intended for human occupation” to earn LEED Silver certification, further specifying that buildings earn: seven (7) points in EAc1, Optimize Energy Performance; two (2) points in the Water Efficiency category; one (1) point in MRc2, Construction Waste Management; and one (1) point in EAc5, Measurement & Verification. Buildings not intended for human occupation are required by this policy to incorporate LEED to the greatest extent practicable.

The City of Springfield Green Building Policy also requires renovations of city-owned buildings to incorporate LEED for Existing Buildings to the greatest extent practicable, calling for Energy Star appliances wherever possible.

Contact: Ralph Rognstad Jr., Director of Planning & Development; City of Springfield; (417) 864-1031

St. Clair, MO:

Development projects within the Highway Corridor Overlay district are encouraged to incorporate LEED concepts into their design and construction. (Appendix A, [Article V](#), Section P of city code)

Contact:

St. Louis, MO:

On February 2, 2007, the St. Louis Board of Alderman adopted [Ordinance 67414](#), requiring all newly constructed and renovated municipal facilities greater than 5,000 sq ft to earn LEED Silver certification. In addition, the Ordinance directs the City to apply the principles included in LEED for New Construction, LEED for Commercial Interiors, and LEED for Existing Buildings during retrofit and renovation of existing municipal facilities.

Contact: Ralph Rognstad Jr., Director of Planning & Development; (417) 864-1031; rrogstad@springfieldmo.gov

State of Montana:

No state-level LEED policies

State of Nebraska:

No state-level LEED policies

State of Nevada:

On June 8, 2009, Governor Gibbons signed into law [SB 395](#), containing a provision that requires the State Public Works Board to adopt standards and performance guidelines concerning the efficient use of water and energy for state-owned and operated buildings. Effective July 1, 2009, this provision amends Chapter 341 of NRS. The State Public Works Board may consider standards as set forth in LEED, Green Globes, Energy Star, ASHRAE, FEMP, and IECC.

On June 15, 2007 Governor Gibbons approved [AB621](#), amending previous green building tax abatement legislation passed in August, 2006 and June of 2005, making various changes in the provision of tax abatements and exemptions based upon the use of energy and repealing certain prospective energy requirements for public buildings.

Companies that had planned construction projects by December of 2005 and received State approval by February 2007 will not be affected by the change. AB621 creates a three tiered property tax exemption plan, with a maximum of 35% for any private building achieving LEED Silver certification or higher, excluding single-family homes and residential structures three stories or fewer. AB621 also removes sales tax exemptions for products or materials used in the construction of eligible buildings.

On August 16, 2006, the Nevada Commission on Economic Development adopted the process and resolution to allow property tax abatement to any private building achieving LEED Silver certification or higher, excluding single-family homes and residential structures three stories or fewer.

On June 17, 2005 Governor Guinn signed [AB3](#) requiring all state funded buildings be LEED Certified or higher in accordance with LEED or an equivalent standard. During each biennium, at least two occupied public buildings whose construction will be sponsored or financed by the State of Nevada must be designated as a demonstration project and be equivalent to a LEED Silver or higher certification, or an equivalent standard. The bill also provides tax abatements for property which has an eligible LEED Silver building and tax exemptions for products or materials used in the construction of a LEED Silver building.

Contact: Lance Kirk, Lucchesi Galati Architects; (702) 263-7111; ljkirk@lgainc.com

Carson City, NV:

All new residential, commercial and mixed-use buildings are required to meet basic LEED criteria and to submit a LEED checklist as part of the design review process. ([Title 18](#) of municipal code)

Contact:

Henderson, NV:

Section 19.7.12 of the [Henderson Development Code](#) (Page 440) awards points to new construction and major renovations of non-residential, mixed-use, and residential buildings pursuing LEED certification. Buildings designed and constructed in accordance with green building principles will be awarded 1 point for LEED certification, 2 points for LEED Silver certification, 3 points for LEED Gold certification and 5 points for LEED Platinum certification toward minimum compliance with sustainability standards. In order to comply with the City's sustainability requirements, non-residential or mixed-use developments must earn a minimum of 54 points, multi-family residential development must earn 44 points and residential projects must earn at least 30 points from an array of sustainability measures, including use of renewable energy, construction waste reduction, recycling and inclusion of open space.

Contact:

Las Vegas, NV:

Beginning April 15, 2010, commercial retrofits are eligible for green building incentives including materials, \$1,000 towards expedited plan review and a \$1,000 fee reduction for certification under the LEED for Existing Buildings rating system.

In August 2009, the City of Las Vegas added [incentives](#) for new construction and retrofits of residential and commercial buildings. New residential construction projects

pursuing LEED for Homes, NV Energy's Energy Plus New Homes, Green Globes, Southern Nevada Water Authority Water Smart Homes or Southern Nevada Green building Partnership certification are eligible for promotional materials, \$1,000 towards expedited plan checks, a \$500 fee reduction, a \$500 new green building construction incentive per home and a \$1,000 LEED refund if LEED certified. New commercial buildings pursuing certification under the LEED for New Construction, Core and Shell, Commercial Interiors and Neighborhood Development rating systems are eligible for promotional materials, \$1,000 towards expedited plan checks, a \$5,000 fee reduction, a \$500 new green building construction incentive and up to a \$10,000 LEED refund (25% for LEED certified, 50% for LEED Silver certification and 100% for LEED Gold/Platinum certification).

May 7, 2008, [Resolution R-22-2008](#) (page 23) establishing a Green Building Fund dedicating 25% of any incremental increase in the aggregate amount of franchise fees collected from utilities providers to fund the City's efforts to build all public buildings to LEED Silver standards.

On October 18, 2006, the City of Las Vegas adopted [Resolution 81-2006](#) adopting a green building program requiring the City to use its best efforts to build all new public buildings to LEED Silver standards. [Green Building Brochure](#)

Contact:

North Las Vegas, NV: Section 17.24.255 of the [municipal code](#), the Residential Design Incentive System, grants projects achieving LEED for Homes certification one point out of 5.5 or 8 required points, depending on the district, to earn a density bonus.

Contact:

Reno, NV: Article III, [Section 18.08.301](#) of the Reno municipal code encourages construction within nonresidential and mixed-use base zoning districts to meet LEED certification standards.

Contact:

State of New Hampshire:

No state-level LEED policies

Derry, NH: On March 4, 2008 the Derry Town Council adopted a [green building policy](#) requiring all new construction or major renovations to town-owned or town-funded projects to achieve LEED Certified. In addition, this policy also requires the purchase of alternative fuel and hybrid vehicles for the Town's fleet.

Contact:

Franklin, NH: On August 6, 2007, the City of Franklin adopted Ordinance 02-08 regarding design and construction standards within the downtown revitalization district. Developments designed and constructed to earn the equivalent of 45 points under the LEED for New Construction rating system or 55 points under the LEED for Existing Buildings rating

system may receive an award bonus up to 20%. (Chapter 305, Article IV, Section 305-22 of [city code](#))

Contact:

Nashua, NH:

On August 14, 2007, the Nashua City Council adopted [Ordinance O-07-106](#) granting permit fee reductions to structures achieving LEED certification. Developments will receive a 5% fee reduction for LEED certification, a 10% fee reduction for LEED Silver certification, a 15% fee reduction for LEED Gold certification, and a 20% fee reduction for LEED Platinum certification.

Contact:

Portsmouth, NH:

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. Section 10.526.21 of the Portsmouth Zoning Code, effective January 2010, states that the City provides a density bonus of 4.00 FAR for projects that are LEED certifiable as demonstrated by a complete LEED checklist.

Contact: Peter Britz, Environmental Planner, City of Portsmouth, NH; (603) 610-7215; plbritz@ch.cityofportsmouth.com

State of New Jersey:

On January 13, 2008, Governor Corzine signed [Senate Bill 843](#) into law, requiring all new state-owned buildings of 15,000 square feet or greater to earn LEED Silver certification or equivalent as determined by state authorities.

In July 2002, Governor James E. McGreevey signed into law [Executive Order #24](#), requiring all new school designs to incorporate LEED guidelines. The New Jersey Economic Schools Construction Corporation is encouraging the use of LEED but not requiring certification of new projects built under its \$12 billion public school construction program.

Contact: Andrew Topinka; andrewtopinka@mac.com

Cranford, NJ:

On November 15, 2005, the Township of Cranford adopted [Ordinance No. 2005-46](#) requiring all township-funded facilities projects and township-owned facilities to meet LEED Silver certification. The Township also adopted LEED for Existing Buildings for its existing facilities.

The ordinance also established 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.

Contact: Nelson Dittmar, Chair; Cranford Environmental Commission; candndittmar@cs.com

- Fair Lawn, NJ:* On February 16, 2010, the Borough of Fair Lawn adopted Ordinance 2177-2010 (Article V, Section 125-47.1 of [borough code](#)) establishing general design standards for commercial, mixed-use and multi-family residential developments. New construction projects must incorporate green building techniques to the greatest extent feasible and are encouraged to pursue LEED certification.
- Contact:
- Hardyston, NJ:* New developments in the Village Center District are highly encouraged to incorporate green building strategies and pursue LEED certification. (Article XXVI, Section 185-124 of [township code](#))
- Contact:
- Hillsborough, NJ:* On June 24, 2008, Hillsborough Township adopted [Ordinance 2008-20](#) requiring all new construction and major renovations in a planned mixed-use development district to achieve a minimum of LEED certification. Additions of less than 50% of the existing gross floor area are exempt from the requirement.
- On July 10, 2007, the Township Committee adopted [Ordinance 2007-25](#) requiring all new developments in the Town Center District to achieve LEED certification, excluding additions of less than 50% of the existing gross floor area.
- Contact:
- Howell, NJ:* On May 25, 2010, Howell Township adopted [Ordinance 0-10-13](#) encouraging developers of non-residential buildings to submit a LEED checklist and to pursue certification. Article X, Section 188-86.3 of the [township code](#) encourages multi-purpose recreation and sports complexes to follow the LEED guidelines to the best extent possible.
- Contact:
- Jersey City, NJ:* On January 28, 2009, the City Council adopted [Ordinance 09-001](#) requiring all new construction and renovations of municipal buildings to obtain LEED Silver certification. On the same day the City also adopted [Ordinance 09-002](#) granting new construction and renovations of commercial buildings a partial refund of building permit and land development application fees. Projects pursuing LEED Platinum certification may receive a 25% fee refund; whereas, projects pursuing LEED certification as Gold, Silver, or Certified will receive a fee refund of 20%, 15%, or 10%, respectively.
- Contact:
- Kearny, NJ:* On September 11, 2007, the Kearny Town Council adopted [Ordinance 54](#), requiring all new municipal buildings to earn a minimum of LEED Silver certification. The ordinance also offers density bonuses to private redevelopment projects that earn LEED certification: an additional 0.3 FAR (Floor Area Ratio) or 3 additional dwelling units per acre for LEED Platinum; an additional 0.25 FAR or 2 additional dwelling units per acre for LEED Gold; an additional 0.2 FAR or 1 additional dwelling unit per acre for LEED Silver; an additional 0.15 FAR or 0.5 additional dwelling units per acre for LEED Certified.

Contact:

Madison, NJ: On April 13, 2009, Madison Borough adopted [Ordinance 11-2009](#) granting a 10% density bonus to projects that achieve at least LEED Silver certification.

On April 28, 2008, the Borough Council adopted [Ordinance 20-2008](#) encouraging applicants seeking to develop in a gateway zone to pursue LEED certification.

Contact:

Maple Shade, NJ: New construction in business development districts are encouraged to pursue LEED certification. (Article VIII, Section 205-33 of the [township code](#))

Contact:

Millville, NJ: Hotel developers in Millville are encouraged to incorporate green building techniques into building design and construction and to achieve LEED certification. (Article XVIII, Section 30-208 of [city code](#))

New construction projects of planned riverfront mixed-use developments are eligible for density bonuses if they incorporate green building techniques and aim to achieve LEED certification. (Article XIX, Section 30-231 of [city code](#))

Contact:

Montville, NJ: Article XVIII, Section 230-129 of the [township code](#) encourages construction in the Towaco Center Zoning District to follow LEED guidelines to the greatest extent feasible.

Contact:

Park Ridge, NJ: On May 25, 2010, the Borough Council adopted [Ordinance 2010-17](#) (scroll to page 13) encouraging new developments and redevelopments in a Neighborhood Business Zone to adhere to green building standards and to pursue certification under the LEED for Neighborhood Development rating system.

Contact:

Princeton, NJ: The Princeton Borough and Township amended their [master plan](#) in 2005 to encourage the use of LEED in the design, construction, and operation of all public facilities and publicly-funded projects.

Contact: Lee Solow, Director of Planning; (609) 924-536; lsolow@princeton-township.nj.us

Robbinsville, NJ: Developments within the Highway Commercial Zone are encouraged to adhere to LEED green building standards to the greatest extent feasible. (Article IV, Section 142-23 of [township code](#))

Contact:

Stafford Township, NJ: All new developments as part of any major site plan or major subdivision application must attain LEED certification. (Article VII, Section 130-63 of [township code](#))

Contact:

Stratford, NJ: On July 10, 2007, the Borough of Stratford adopted Ordinance 2007:13 ([Section 16.40.140](#) of borough code) encouraging developers to adhere to LEED green building principles and to attain the highest level of LEED certification feasible.

Contact:

Wayne, NJ: On August 19, 2009, the Township Council adopted [Ordinance 52-2009](#) encouraging new developments in the Wayne Transit Zone to pursue LEED certification. All developments within the Transit Zone Planning Area are required to submit a good-faith application to USGBC to build the project under LEED standards. If approved, the project is required to comply with LEED standards.

Contact:

Woodbury, NJ: On December 14, 2009 the City of Woodbury adopted Ordinance 2110-09 (Chapter 202, Article XIV, Section 202-81.6 of [city code](#)) encouraging LEED certification for new developments within the City. Applicants for new construction within the City may submit the name of the LEED AP on the project as well as a LEED scorecard as part of the site plan application.

Contact:

Woolwich Township, NJ: New construction and major renovation projects in Woolwich are encouraged to pursue LEED certification. (Chapter 203, Part 2, Article XXII, Section 203-158 of [township code](#))

Contact:

State of New Mexico: On April 1, 2009, Governor Richardson signed SB 291, the [Sustainable Building Tax Credit](#). This legislation provides tax credits based on the square footage of the building. For commercial buildings, the tax credits range from \$3.50 per sq ft for buildings that achieve LEED for New Construction Silver certification to \$6.25 per sq ft for buildings that achieve LEED for New Construction Platinum certification. For residential buildings, the tax credits range from \$5.00 per sq ft for buildings that achieve LEED for Homes Silver certification to \$9.00 per sq ft for buildings that achieve LEED for Homes Platinum certification.

In April 2007, Governor 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.

On January 16, 2006, Governor Bill Richardson signed [Executive Order #06-001](#) requiring all public buildings over 15,000 ft² to be LEED Silver certified.

Contact: Karen Leigh Cook, President, EECOM, Inc.; (505) 842-9596;
karen@eecominc.com

Albuquerque, NM:

On September 25, 2007, Mayor Martin Chávez signed legislation adopting the 2007 Albuquerque Energy Conservation Code – [Volumes I](#) and [II](#), requiring commercial and multifamily residential buildings to be 30% more efficient than a baseline building per ASHRAE 90.1 1999 and requiring one- and two-family dwellings to meet ICC 2006 and several other energy efficiency requirements. The provisions of this code do not apply to commercial and multi-family residential buildings that are LEED certified and that earn a minimum of 4 credits in EAc1 “Optimize Energy Performance,” or one- and two-family dwellings with proof of LEED for Homes Silver certification.

Mayor Martin Chavez signed an [Executive Order 2006-001](#) on March 28, 2005 establishing high performance green building standards. All city-owned and city-funded projects 5,000 ft² and above and/or using over 50 KW electrical demand must meet a minimum rating of LEED Silver certification. This includes LEED for New Construction, LEED for Existing Buildings, LEED for Core and Shell, or LEED for Commercial Interiors rating system.

Contact:

Taos, NM:

On February 24, 2009, the Taos Town Council adopted [Ordinance 09-03](#), requiring all commercial buildings 6,000 sq ft or greater built in 2009 to achieve LEED Certified, including completion of at least 3 of the LEED water conservation credits, as a condition for obtaining a Certificate of Occupancy. Beginning in 2010, all new commercial buildings must achieve LEED Certified, including completion of at least 3 of the LEED water conversation credits, as a condition for obtaining a Certificate of Occupancy.

Contact: Matthew Spriggs, Community & Economic Development Director; (575) 737-2620; mspriggs@taosgov.com

Matthew Foster, Long Range Planner; MFoster@taosgov.com

State of New York:

On September 1, 2009 Governor Paterson signed the [State Green Building Construction Act](#) into law. The act stipulates that new state buildings and major renovations of existing buildings comply with green building guidelines established by the Office of General Service. The OGS has recognized LEED, Green Globes, and the American National Standards Institute as model green building programs.

Contact: Anna P. Campas, AIA, P.E., LEED AP, Associate Building Structural Engineer, New York State Office of General Services; anna.campas@ogs.state.ny.us

On September 29, 2008, Governor Patterson signed [A10684](#) (search A10684 for the year 2008), authorizing the New York State Energy Research and Development Authority (NYSERDA) to create and administer a green residential building grant program to encourage the construction of new homes and the renovation of existing homes that follow green building standards and criteria based on LEED for Homes. NYSERDA is authorized to provide incentives to qualified owners. For residential buildings with two or fewer dwelling units, incentives cannot exceed an amount equal to the product of the amount of qualified occupied square footage, not to exceed two thousand square feet, and three dollars and seventy-five cents. For residential buildings with greater than two dwelling units but fewer than six units, incentives cannot exceed an amount equal to the product of the amount of qualified occupied square footage, not to exceed three thousand square feet, and three dollars and seventy-five cents. For residential buildings with at least six dwelling units, incentives cannot exceed an amount equal to the product of the amount of qualified occupied square footage, not to exceed four thousand square feet, and three dollars and seventy-five cents.

On August 28, 2007, the Dormitory Authority, New York State's building and construction agency, announced its commitment to register all new construction and major renovations projects with USGBC beginning in 2008, striving for LEED Silver. View the [press release](#).

Governor Pataki issued [Executive Order #111](#) in June 2001 encouraging but not requiring state projects to incorporate LEED Criteria and seek LEED Certification where possible. New York State Energy Research and Development Authority (NYSERDA) awards incentives and technical assistance to help state agencies achieve the Executive Order objective. NYSERDA also offers incentives for owners and design teams of any privately owned and operated buildings in the state for energy efficiency measures and whole buildings that achieve a LEED rating with at least two points in Energy and Atmosphere Credit 1, Optimizing Energy Performance. NYSERDA's New Construction and Green Buildings Program offers a 10% increase on incentives for energy efficiency measures that reduce the use of electricity if the building achieves LEED plus 2 points in Energy and Atmosphere Credit 1 and a 25% increase in incentives if the building achieves 4 points in Energy and Atmosphere Credit 1. NYSERDA program funds up to \$800,000 per building in Upstate New York and up to \$1.5 million per project in New York City. NYSERDA will also buy down the interest rate on loans (4% below market rate) for energy efficiency measures and measures that assist in attaining a LEED credit. A low-interest loan may cover up to \$1.5 million in energy and green measures.

[The New York State Green Building Tax Credit](#) Program provides an income tax incentive to commercial developments incorporating specific green strategies informed by LEED. New York Green Building Tax Incentive Program:

The New York Executive Order, [Green and Clean State Buildings and Vehicles](#).

Contacts: Craig Kneeland, NYSERDA; (518) 862-1090 ext. 3311; cek@nyserda.org

Charle-Pan Dawson, NYSERDA; 518-862-1090, x.3244 cad@nyserda.org

Altamont Village, NY: Buildings pursuing LEED certification are eligible for a 20% density bonus. (Article IV, Section 355-21 of [village code](#))

Contact:

Babylon, NY: On November 29, 2006, the Town of Babylon passed a [resolution](#) requiring all applicants for a building permit for any new construction of commercial buildings, office buildings, industrial buildings, multiple residence, or senior citizen multiple residence over 4,000 sq. ft. to submit a LEED checklist and pay a fee of \$0.03 per square foot of the project, not to exceed \$15,000, to the Town of Babylon Green Building Fund. An applicant who achieves LEED Certified status shall have this fee refunded.

Contact: Peter Caradonna, peterCARADONNArchitecture; (631) 689-1120; pcaradonna@pcaia.com

Battery Park, NY: In May 2005, the Battery Park City Authority published the [Residential Environmental Guidelines](#) which require developers to earn a minimum of LEED for New Construction Gold certification for all buildings and employ a LEED AP as the Green Team Leader for the project. The developer or building owner must earn LEED for Existing Buildings Certified every five years. Additionally, all community space must earn LEED for Commercial Interiors Gold certification.

In March 2002, the Battery Park City Authority published the [Commercial/Institutional Environmental Guidelines](#), substantially based on the LEED rating system, that require a customized, but similar version of LEED Gold certification for commercial buildings.

Contact: Battery Park City Authority; (212) 417-2000; info@bpcauthor.org

Blooming Grove, NY: Article VA, Section 235-14.1 of the [town code](#) grants LEED construction projects a 10% increase over the base lot count.

Contact:

Brewster Village, NY: Article VI, Section 263-21 of the [village code](#) outlines ecological building practices, calling all non-residential construction projects to incorporate LEED standards to the maximum extent practicable.

Contact:

Brookhaven, NY: On May 1, 2007, the Brookhaven Town Board adopted [Green Building/LEED Standards](#) for New Large Commercial Retailer Development requiring all new commercial shopping centers 125,000 sq ft and larger to obtain a green building permit. The policy also established a density bonus of a 1% increase in floor area ratio (FAR) per level of LEED certification achieved.

Contact:

- East Aurora, NY:* On November 26, 2007, the Village of East Aurora adopted [Green Building Standards](#) (Chapter 108, Article II) requiring LEED certification for all new government-owned buildings.
- Contact:
- Erie County, NY:* On August 27, 2007, the Erie County legislature passed [Local Law #5-2007](#), requiring all new construction and major renovations of county facilities to achieve LEED Silver. Applicable projects will be 2,500 square feet or greater for new construction. The law requires compliance of major renovation projects of 2,500 square feet or greater and of greater than 50% of the assessed value of the facility. County facilities include municipal occupied spaces, including public institutions of higher education.
- On the same day, the legislature also passed [Local Law #4-2007](#), mandating the purchase of EnergyStar products where possible.
- Contact: Darren E. Kempner, CPA, MUP, Deputy Commissioner, Department of Environment and Planning; (716) 858-4809; Darren.Kempner@erie.gov
- Greenburgh, NY:* On April 24, 2009, the Greenburgh Town Board adopted a “[Green Building Initiative and Energy Conservation Construction Standard](#)” stipulating that all commercial, industrial, office and mixed use developments, buildings serving as multiple residences and senior citizen multiple residences over 4,000 sq. ft. make a “good faith effort” to achieve LEED certification by submitting a completed LEED-NC checklist. All applicable projects seeking a site plan review must pay a fee of \$0.03 per square foot of the project, not to exceed \$15,000. Projects achieving LEED certification shall have the fee refunded.
- Contact:
- Huntington, NY:* In 2008, the Town of Huntington adopted [Green Building Commercial Standards](#) (Chapter 197 of the Town Code) requiring commercial new construction projects 4,000 sq. ft. or greater to achieve a minimum of LEED Certified status. All building permit applicants must submit a Green Building Project Checklist and pay a fee of \$1.00 for every square foot of the project, not to exceed \$200,000 to the Huntington Green Building Trust and Agency Account. All projects achieving LEED Certified status shall have the fee refunded except for an administrative fee of \$0.01 per square foot. Historic structures, existing projects, town sponsored projects and examples of hardship or infeasibility are exempted from the green building requirements. Under [Chapter 198](#) of the Town Code, main buildings in Light Industry Districts must achieve LEED Silver certification.
- Contact:
- Lloyd, NY:* Traditional neighborhood and mixed-use development overlay districts are encouraged to meet LEED standards wherever possible. ([Chapter 100](#) – Zoning, page 85)
- Contact:

- Malta, NY:* On July 2, 2007, the Town of Malta adopted Local Law No. 10-2007 requiring every application for a special use permit or for the establishment of a Planned Development District to submit a review of future compliance with LEED standards. Compliance with LEED certification standards is a strong deciding factor for approval. (Article IX, 167-38.1; Article II, 143-6; Article VII, Section 167-26; Article XV, 167A-52 of [town code](#))
- Contact:
- Monroe County, NY:* 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.
- Contact:
- Nassau County, NY:* On July 30, 2007 Nassau County legislators unanimously approved a [policy](#) to incorporate LEED in the design, construction and renovation of all county buildings.
- Contact:
- New Rochelle, NY:* New construction projects in floating overlay zones achieving LEED Silver certification and above are eligible for downtown density bonuses. (Chapter 331, Article XX, Section 331-153 of [city code](#))
- Contact:
- New York, NY:* On October 3, 2005, Mayor Bloomberg signed [Local Law 86](#), requiring all municipal construction over \$2 million, including new buildings, additions to existing buildings, and major renovations to earn at minimum a LEED Silver certification. Non-residential, capital projects costing over \$2 million and funded at least 50% or \$10 million by the city must earn LEED Silver certification. Schools and hospitals must earn LEED Certified. The law became effective January 1, 2007.
- [Department of Design and Construction](#)
- Contact:
- Niagara County, NY:* On December 4, 2007, the Niagara County Legislature adopted Resolution IL-058-07 requiring all new construction and all major renovations of County-owned buildings to earn a minimum of LEED Silver certification.
- Contact:
- Onondaga County, NY:* On November 13, 2008, the Onondaga County Industrial Development Agency amended the [Uniform Tax Exemption Policy](#) to provide payments in lieu of taxes credits on a graduated scale to new construction projects that achieve LEED certification. Buildings that achieve LEED Certification will get a base credit of 4.8% of construction costs.

Achieving LEED Silver certification will earn an 8.4% credit, LEED Gold certification will earn a 12% credit and LEED Platinum certification earns a 15.6% credit.

Contact: David Coburn, Director, Office of the Environment; davidcoburn@ongov.net

Ossining Village, NY: New construction projects within a Planned Residence District, Institutional/Redevelopment District, Planned Waterfront Districts, or Conservation Development District are eligible for a 10% density bonus if they achieve LEED Gold certification. A project may receive a bonus for a minimum of LEED Silver certification if the developer can prove site restraints or financial hardships. (Chapter 270, Article IV, Sections 270-12; 270-24; 270-23; 270-19 of [village code](#))

Contact:

Peekskill, NY: On April 14, 2008, the City of Peekskill adopted Local Law 5-2008 creating standards for hotels and motels pursuing LEED certification in a M-1 Light Industrial District, M-3 Industrial Park District, Planned Commercial Development District, M-2 General Industrial District, M-2A Design Industrial District, Waterfront District, and a C-3 General Commercial District. New hotel and motel construction projects pursuing LEED certification must adhere to the specified requirements and submit proof of LEED registration, a LEED project checklist and a completed USGBC LEED certification application. (Chapter 575, Articles V and VI, Sections 575-38 ; 575-41; 575-42; 575-39; 575-40; 575-43; 575-34 of [city code](#))

Contact:

Pleasant Valley, NY: The Town of Pleasant Valley encourages LEED certification and Energy Star compliance for non-residential new construction. (Chapter 98, Article IV, Section 98-47 of [town code](#))

Contact:

Queensbury, NY: As of April 20, 2009 with the passing of Local Law 3-2009, new dwelling units in a Planned Resort Development and Planned Unit Development that earn LEED certification will be granted one dwelling unit bonus as long as the additional room is also LEED certified. (Chapter 179, Article 12, Section 179-12-020 and Chapter 179, Article 12B, Section 179-12B-020 of [town code](#))

Contact:

Rhinebeck, NY: On December 29, 2009, the Town of Rhinebeck adopted Local Law 6-2009 (Chapter 125, Article V, Section 125-61 of [town code](#)) creating green building standards for all new construction and major renovations. New construction projects of commercial buildings, office buildings, or senior residences must submit a LEED NC checklist and all new home construction must submit a LEED for Homes checklist as part of the permit application. Within 365 days of the law's adoption, all future town sponsored buildings will be required to achieve LEED certification. Within three years of the law's adoption, all future private development will also be required to achieve LEED certification under the most appropriate LEED rating system (LEED for Homes, New Construction or Existing

Buildings). From this date, single family residential homes less than 4,000 square feet must be LEED Certified, homes 4,001 to 5,999 sq. ft. must achieve LEED Silver certification, 6,000 to 9,999 sq. ft. must achieve LEED Gold certification, and homes greater than 10,000 sq. ft. must achieve LEED Platinum certification. Multi-family residential homes less than 20,000 sq. ft. must be LEED Certified, homes 20,001 to 34,999 sq. ft. must earn LEED Silver certification, homes 35,000 to 49,999 sq. ft. must earn LEED Gold certification, and homes greater than 50,000 sq. ft. must achieve LEED Platinum certification. Institutional buildings greater than 5,000 sq. ft. but less than 10,000 sq. ft. must be LEED Certified, buildings 10,001 to 29,999 sq. ft. must achieve LEED Silver certification, buildings 30,000 to 50,000 sq. ft. must achieve LEED Gold certification, and buildings greater than 50,000 sq. ft. must achieve LEED Platinum certification. Commercial buildings less than 8,000 sq. ft. must be LEED Certified, buildings 8,001 to 29,999 sq. ft. must be LEED Silver certified, buildings 30,000 to 50,000 sq. ft. must be LEED Gold certified, and buildings greater than 50,000 sq. ft. must be LEED Platinum certified. Within three year of the law's adoption, all town-sponsored construction will be required to earn LEED Silver certification.

Contact:

Riverhead, NY: On September 3, 2008, the Town Board adopted [green building standards](#) (Chapter 52, Article II) for town-owned buildings. All new construction or major renovation of town-owned buildings must achieve a minimum standard of LEED Certified.

Contact:

Rockland County, NY: On November 6, 2008, the Rockland County Legislature adopted [Local Law 14](#), requiring all new major facility projects to achieve LEED Silver certification.

Contact:

Southampton, NY: New construction in a Planned Development District may receive a 25% increase in floor area ratio for achieving LEED Gold certification. (Chapter 330, Article XXVI, [Section 330-248](#) of town code)

Contact:

Southampton Village, NY: On May 25, 2010, the Village of Southampton adopted Local Law 2-2010 (Chapter 43, Article III, Section 43-14 of [village code](#)) creating incentives for residential and commercial construction projects incorporating sustainable building design. Developments pursuing LEED or ICC 700 certification are eligible for a partial permit fee refund. If the building permit is issued after July 1, 2010 any new or substantially reconstructed building designed to achieve LEED or ICC 700 certification is eligible to receive a refund up to 0.25% of the construction costs.

Contact:

- Suffolk County, NY:* On February 7, 2006, the Suffolk County Legislature passed [Resolution 1028-2006](#) that requires the Department of Public Works to achieve LEED certification of all new construction or major renovation projects over \$1 million.
- Contact: Lisa Broughton, Bio/High Tech Development Specialist; Acting Energy Director; (631) 853-4805; lisaann.broughton@suffolkcountyny.gov
- Sullivan County, NY:* On September 9, 2007, the Sullivan County Legislature adopted a resolution to further sustainability within the county, requiring all future county facilities to meet LEED guidelines. The resolution also committed to providing technical assistance and education on [green building practices](#) to municipalities within Sullivan County.
- Contact: Heather Brown, Sullivan County Planning/Environmental Management; (845) 794-3000x5028; Heather.Brown@co.sullivan.ny.us
- Syracuse, NY:* On September 10, 2007, the Syracuse Common Council adopted the [Green Building Ordinance](#), requiring all new municipal construction and major renovations to meet LEED Silver. The ordinance also applies to the city's public schools.
- On October 30, 2006, Mayor Matthew J. Driscoll issued a [mayoral proclamation](#) directing the City to achieve maximum energy efficiency and environmental sustainability relevant to the scope of the new construction or major renovation at the level of LEED Certified, unless this cannot be accomplished on a cost effective basis. All facilities and buildings are encouraged to achieve higher LEED rating levels, if feasible. This mayoral policy was developed by request of [Resolution #27-R](#), passed by the City Council on July 10, 2006.
- Contact: Andrew Maxwell, Director, Bureau of Planning and Sustainability; (315) 448-8005; amaxwell@ci.syracuse.ny.us
- Tuckahoe Village, NY:* Commercial construction projects designed to be LEED compliant are eligible for a density bonus up to 2.0 additional FAR or a height bonus up to 10 additional feet, depending on the project. (Part II, Appendix A, Article IV, [Section 4-8](#) of code of ordinances)
- Contact:
- Warwick, NY:* Cluster developments that incorporate sustainable design practices and pursue LEED for Homes certification, Green Residential Building Standards of the New York State Energy Research and Development Authority certification or an equivalent standard are eligible for a density bonus. (Chapter 164, Article IV, Section 164-41.1 of [town code](#))
- Contact:
- State of North Carolina:** 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.

Contact:

Asheville, NC:

On April 24, 2007, the Asheville City Council passed [Resolution 07-91](#) that requires all new, occupied, city-owned buildings greater than or equal to 5,000 square feet will be designed, contracted and built to achieve LEED Gold, and to strive for LEED Platinum whenever project resources and conditions permit. The policy also requires an energy savings payback on the incremental cost of no greater than ten years. If the payback period for recovering incremental construction cost is greater than ten years, City staff shall design, contract and build such a facility to be certified as LEED Silver.

In addition, all new, occupied city-owned buildings which are less than 5,000 square feet will be designed, contracted and built to incorporate measures that would allow them to be certified at a minimum of LEED Silver certification.

Contact:

Catawba County, NC:

On February 16, 2009, the Catawba County Board of Commissioners adopted their [Green Construction Permitting Incentives Plan](#), which provides a 25% rebate of blanket permit fees (not to exceed \$500.00) for new buildings that achieve LEED certification or certification from EnergyStar or NC HealthyBuilt Homes. New commercial buildings that achieve LEED certification will have 50% of the fees related to plan review or expedited plan review rebated.

Contact: Joel Herman, Interim Chief Building Services Official; (828) 465-8376;
JoelH@catawbacountync.gov

Chapel Hill, NC:

On May 9, 2005, the Chapel Hill City Council adopted [Ordinance O-3](#), requiring that all new construction of municipal buildings over 5,000 sq ft earn LEED Silver certification. The Council may also decide that municipal buildings smaller than 5,000 sq ft must earn LEED Silver certification. The Ordinance also requires that the design and project management teams for these buildings include a LEED AP. The City further encourages retrofits and renovations of existing municipal buildings and new public housing to follow LEED guidelines.

Contact: David Bonk, Long Range Planning and Transportation Coordinator; Town of Chapel Hill; (919) 968-2728; dbonk@townofchapelhill.org

Charlotte, NC:

On September 28, 2009, the Charlotte City Council adopted a [policy](#) for sustainable city facilities that requires all new municipal buildings and renovations of at least 5,000 sq ft to complete a LEED checklist for purposes of consistency and comparability. The policy further requires any staff with facility construction or renovation project management responsibilities to be a LEED Green Associate or demonstrate an equivalent level of training.

Contact: Gina Shell, Deputy Director, Engineering and Property Management; (704) 336-4648; gshell@ci.charlotte.nc.us

- Durham County, NC:* On October 27, 2008, the Durham Board of County Commissioners adopted a [High Performance Building Policy](#) requiring all new County buildings over 10,000 sq ft to earn at minimum LEED Gold certification or comparable standard. New County buildings between 4,000 and 10,000 sq ft must earn at minimum LEED Silver certification or comparable standard. The policy also requires all County building renovations in excess of 25% of the building and comprising upgrades or replacements of two of the three major systems (HVAC, lighting, and plumbing) to earn LEED Certification or comparable standard.
- Contact: Tobin Fried, Sustainability Manager, Durham City and County;
tfried@co.durham.nc.us
- Gastonia, NC:* All new and renovated buildings within the central business district pursuing LEED certification may be excused from the materials requirements in Chapter 17, [Article IV](#) of the code of ordinances.
- Contact:
- Mecklenburg County, NC:* On December 18, 2007 the Mecklenburg 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 other nationally-recognized green building rating systems are also eligible.
- Contact: Heidi Pruess, Environmental Policy Administrator, Land Use and Environmental Services; (704) 336-5597; Heidi.Pruess@mecklenburgcountync.gov
- Montreat, NC:* Construction and major renovation projects in Montreat pursuing LEED certification are eligible for a partial rebate of associated permit fees. Developments may receive a 10% rebate for LEED Certification, 15% for LEED Silver certification, 20% for LEED Gold certification, and 25% for LEED Platinum certification. ([Chapter J, Article I](#) of the Montreat Code of General Ordinances)
- Contact:
- Walkertown, NC:* The open space requirement may be waived for new and renovated developments pursuing LEED Silver certification or above. (Chapter B, Article II of the [Unified Development Ordinance](#))
- Contact:
- Wilmington, NC:* Trees, shrubs, and other vegetation that are a part of the green roof of a LEED certified building are exempt from the height requirement of Chapter 18, Article 5 of the [city code](#).
- Contact:

Winston-Salem/Forsyth County, NC:

New construction projects pursuing LEED Silver certification in special mixed-use districts are exempt from the open space requirement. (Chapter B, [Article II](#), Section 2-1.5 of Unified Development Ordinances)

New construction projects may be granted a Special Intense Development Allocation for each level of LEED certification achieved. (Chapter C, [Article III](#), Section 3-5.4 of Unified Development Ordinances)

Contact:

State of North Dakota: No state-level LEED policies

State of Ohio:

On September 27, 2007, the Ohio School Facilities Commission (OSFC) passed [Resolution #07-124](#), approving the incorporation of energy efficiency and sustainable design features into all future and some previously approved school projects. All K-12 public school projects approved by the OSFC are required to meet a minimum of LEED for Schools Silver certification, with strong encouragement to achieve the Gold level. There is additional emphasis on maximizing Energy & Atmosphere credits. The resolution directs OSFC to cover all LEED registration and certification fees and to provide a supplemental allowance to project budgets for the incorporation of sustainable, green strategies.

Contact: Franklin Brown, Ohio School Facilities Commission; (614) 580-4855;
Franklin.Brown@osfc.state.oh.us

Cincinnati, OH:

On December 12, 2007, the Cincinnati City Council adopted [Ordinance 446-2007](#), amending [Ordinance 182-2007](#) and providing an automatic 100% real property tax exemption of the assessed property value for newly-constructed or rehabilitated commercial or residential properties that earn a minimum of LEED Certified. Buildings that earn LEED Certified, Silver or Gold can receive a real property tax abatement up to \$500,000, with no limit for LEED Platinum buildings. The property tax exemption period is 15 years for new residential, commercial, or industrial buildings; 12 years for renovated commercial and industrial buildings and renovated residential buildings with 4 or more units; and 10 years for renovated residential buildings with 1-3 units.

On September 20, 2006, the Cincinnati City Council approved a [motion](#) requiring that all new municipal buildings earn LEED Certified. The motion also requires that existing municipal buildings be renovated following LEED guidelines.

Contact: Eric Denson, Senior Development Officer, eric.denson@cincinnati-oh.gov

Dublin, OH:

On April 7, 2008, the Dublin City Council adopted Ordinance 13-08 offering height bonuses of three to five stories (depending on the district) for buildings pursuing LEED certification within the Low Density POD, High Density POD, Village Center and Community Center districts. (Title XV, Chapter 153 of [city code](#))

Contact:

- Green, OH:* On August 28, 2007, the City of Green adopted Ordinance 2007-17 requiring all city-owned buildings over 5,000 sq. ft. to meet the equivalent of LEED Silver certification. LEED registration and certification is encouraged but not required. (Part 14, Title 6, Chapter 1474 of [city code](#))
- Contact:
- Hamilton, OH:* The City of Hamilton offers [Green Building Development Incentives](#), granting projects pursuing LEED certification a reimbursement of the USGBC project registration fee. Developments seeking LEED Silver, Gold and Platinum certification may receive expedited permitting, a 50% reduction in the parking requirement and have the Architectural Design Standards waived by the Planning Director. LEED Silver, Gold and Platinum certification projects will also receive a 20%, 25% or 30% reimbursement of the building permit fee, respectively.
- Contact:
- Lakewood, OH:* On April 7, 2003, Lakewood City Council adopted Resolution #7746-03, requiring the construction and operation of city facilities and city-funded projects to incorporate LEED to the greatest extent practicable. The resolution also encourages the use of LEED in private sector development.
- Contact:
- New Albany, OH:* On October 21, 2008, the New Albany Village Council adopted [Ordinance O-34-2008](#), enacting a green building incentive program for new commercial buildings. New buildings that achieve the minimum New Albany Village green building standard will receive a 20% reduction in commercial building permit application fees. Buildings with minor renovations that achieve the minimum New Albany Village green building standard will receive a 20% reduction in application fees for minor renovations. Buildings with major renovations that achieve the minimum New Albany Village green building standard will receive a 20% reduction in commercial building permit application fees. Buildings that achieve a level of LEED certification will receive an additional fee reduction incentive on a sliding scale: 1% for LEED Certified, 2% for LEED Silver certification, 3% for LEED Gold certification, and 5% for LEED Platinum certification.
- Contact: Betty Bosko, Clerk of Council; bbosko@villageofnewalbany.org
- Shaker Heights, OH:* On May 27, 2003, the Shaker Heights City Council adopted [Resolution 03-70](#), encouraging both municipal and private construction projects to following LEED for New Construction guidelines.
- Contact: Kamla Lewis, Director, Neighborhood Revitalization Department; (216) 491-1374; kamla.lewis@shakeronline.com
- Wilmington, OH:* On July 16, 2009, the Wilmington City Council adopted an ordinance establishing a [Green Enterprise Zone](#) comprising all the land within the municipal boundaries of the City of Wilmington. Residential and commercial projects within in the Zone seeking LEED

Certification are eligible for a 75% reduction in building and permitting fees and existing residential and commercial properties undertaking other green retrofits may be eligible for a 50% reduction in building and permitting fees. The ordinance also requires the City to perform a cost-benefit analysis of seeking LEED Certification for all new municipal buildings.

Contact:

State of Oklahoma: On June 3, 2008, Governor Henry signed [HB 3394](#) into law, requiring all state buildings over 10,000 sq ft to follow LEED guidelines or those of Green Globes. Compliance will be measured by the Department of Central Services. This legislation applies to buildings entering the design phase after July 1, 2008.

Contact:

Oklahoma City, OK: Construction projects within a Scenic River Overlay Design District are required to use sustainable building materials, including materials that meet the standards of the LEED Green Building Rating System. (Chapter 59, Article XIII, Section 15-135000 of [city code](#))

Contact:

State of Oregon: A LEED [Business Energy Tax Credit](#) (BETC) is being administered by the state Office of Energy. 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](#).

Contact: Ann Grim, Oregon Office of Energy; (503) 378-4912

Central Point, OR: New construction projects in Central Point's transit oriented design districts and corridors are encouraged to incorporate LEED green building design practices. (Chapter 17.67 of [municipal code](#))

Contact:

Corvallis, OR: In June 2008, the City of Corvallis released a comprehensive [energy conservation policy](#) including a requirement for all new city buildings to meet LEED Silver standards. Existing city-owned buildings and facilities are to be operated and maintained under LEED EB Silver standard or better.

Contact:

Eugene, OR: On July 10, 2006, the Eugene City Council adopted [Resolution 4884](#), requiring all new municipal buildings over 10,000 sq ft to earn LEED Silver certification. The resolution also requires that all new municipal buildings under 10,000 sq ft follow LEED for New Construction guidelines and that all existing municipal buildings be maintained and operated in accordance with LEED for Existing Buildings.

Contact: Mike Penwell, Facilities Design & Construction Manager; (541) 682-5547; michael.j.penwell@ci.eugene.or.us

Jenna Garmon, Green Building Analyst, Green Building Program, Building & Permit Services; (541) 682-5541; jenna.r.garmon@ci.eugene.or.us

Lincoln City, OR:

Development projects within the Oceanlake Plan District and Nelscott Plan District may be eligible for sustainability incentives for pursuing LEED certification. (Chapters 17.50 and 17.34 of [municipal code](#))

Contact:

Multnomah County, OR:

On January 17, 2008, the Multnomah County Board of Commissioners adopted [Resolution 08-004](#) requiring that all new construction of County-owned buildings achieve LEED for New Construction Gold certification with a minimum of seven points earned in EAc1 (Optimized Energy Performance). The resolution also requires all major renovation projects of County-owned buildings to earn LEED for Commercial Interiors Gold certification. LEED Gold is also required for major renovations of County-leased space of 10,000 sq ft or greater. The resolution also states that all existing County-owned facilities will be operated and maintained following minimum guidelines for LEED Silver of LEED for Existing Buildings.

Contact:

Portland, OR:

On April 1, 2009, the City Council of Portland adopted a [resolution](#) superseding the green building policies of 2001 and 2005. Under the resolution, all new city construction must meet LEED Gold standards as well as achieve several other sustainability goals including construction waste recycling, water and energy savings exceeding the required baseline, and landscaping that uses no potable water for irrigation. All interior tenant improvements to city-owned or -leased buildings must use the Bureau of Planning and Sustainability's Green Tenant Improvement Guide and/or achieve LEED Silver under LEED for Commercial Interiors. All existing city-owned buildings are to pursue Silver certification under LEED for Existing Buildings: Operations and Maintenance. The 2009 resolution also requires that all bureaus use LEED EB: O&M as a guide to asset management and operation and maintenance.

On April 27, 2005, Portland passed a [resolution](#) requiring all new public projects to achieve LEED Gold certification, all city-owned, occupied, existing buildings to achieve LEED for Existing Buildings at the Silver level, and all tenant improvements or leased facilities to achieve LEED for Commercial Interiors at the Silver level and/or G/Rated Tenant Improvement Guide certification. The city has also developed a Portland LEED supplement.

On June 22, 2005, the Portland Development Commission (PDC) adopted [Resolution 6262](#), requiring all private development over 10,000 sq ft and receiving financial assistance from the PDC and other public agencies, including fee or tax waivers, equal or greater to 10% of the total project cost to earn LEED Silver certification.

In January 2001, the City of Portland established a [green building policy](#) which addressed several building needs through four strategies. All new construction or major

retrofits of buildings constructed, owned, managed or financed by the City must achieve LEED Certified. Projects are encouraged to pursue a higher level of LEED certification. Projects receiving grants or loans from the Portland Development Commission must meet Portland LEED standards. The 2001 resolution also aimed to promote voluntary green building practices in the private sector.

[City of Portland Green Building Program](#)

[City of Portland Green Building Program Status Report 2005-2009](#)

Contact: Office of Sustainable Development, City of Portland Green Building Program; (503) 823-7222

Sherwood, OR: Commercial development projects may earn three of the minimum five miscellaneous points required for development review by pursuing LEED or Earth Advantage certification. (Title 16, [Division V](#) of municipal code)

Contact:

West Linn, OR: On November 26, 2007, the West Linn City Council adopted [Resolution 07-24](#), expressing the goal that all new city buildings be built to LEED Silver. This policy immediately followed the creation of the Sustainability Advisory Board that will assist the City in implementing a series of recommendations from the West Linn Task Force on Sustainability, founded in 2005.

Contact:

Commonwealth of Pennsylvania:

In July 2005, the Pennsylvania legislature passed [Act 46 of 2005](#) ([House Bill 628](#)), amending school construction reimbursement rates for Pennsylvania Public Schools, specifically providing hundreds of dollars of funding per pupil for public schools within the Commonwealth with proof of LEED Silver certification or higher, or two Green Globes or higher.

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.

Contact: Maureen Guttman, Governor's Green Government Council; mguttman@state.pa.us

Allegheny, PA: As of December 21, 2009, new construction projects within the town center district may be eligible for a lot cover increase if they include a green roof that adheres to LEED guidelines. ([Town Center District Ordinance](#))

Contact:

Cheltenham, PA: New construction and major renovations to existing buildings are encouraged to pursue LEED certification. (Chapter 295, Article XXXIII of the [township code](#))

Contact:

College Township, PA: On February 5, 2009, the township adopted [Ordinance O-09-01](#) granting medical facilities pursuing LEED certification a reduction in the open space requirement. The requirement to devote a minimum of 50% of the project gross area to open space will be reduced by the area in square feet of the buildings to be LEED certified.

New construction projects pursuing LEED for New Construction are exempt from the Township's Energy Star requirement. (Chapter 87, Article VIII, Section 87-31 of [township code](#))

Contact:

Doylestown, PA:

On June 18, 2007, the Doylestown Borough Council adopted Resolution 2007-10, amending the fee schedule to create a [Green Points building incentive program](#), providing a 60% reduction in applicable building permit fees for new commercial and residential construction, additions, and interior remodels earning a minimum of LEED Silver certification. Non-LEED certified projects can earn fee reductions by demonstrating compliance with green building practices.

Contact: Phil Ehlinger, Planning Director; (215) 345-4140;
pehlinger@doylestownborough.net

Hatfield, PA:

On December 21, 2009, the Board of Commissioners adopted [Resolution 09-43](#) creating a "green points" system for construction projects in Hatfield to earn a 1% permit fee reduction for each "green point" earned. Developments will earn 60 "green points" for LEED Silver certification and 70 "green points" for LEED Platinum certification.

Contact:

Lansdale, PA:

On January 7, 2009, the Borough Council passed an [ordinance](#) granting 20 feet of bonus height for construction projects that achieve LEED Silver certification within the Downtown Business Overlay District.

Contact:

Lower Makefield, PA:

On November 4, 2009, the Township Board of Supervisors adopted Ordinance 380 (Chapter 88 of [municipal code](#)) requiring all future Town buildings to follow LEED standards. The Town may voluntarily pursue official LEED certification for its projects; however, if the project does not pursue official certification it must be verified by the green building administrator to comply with LEED Silver certification standards.

Contact:

Lower Moreland, PA:

On July 13, 2010, the Township of Lower Moreland adopted Ordinance 628 (Article XXIV of [township code](#)) regarding construction standards in Revitalization Districts. Projects pursuing LEED certification may receive 300 sq. ft. above the maximum for each 1,000

sq. ft. of the project. Developments seeking this height bonus must deposit an escrow with the Township which will be returned upon proof of certification. (Section 208-166)

Contact:

Philadelphia, PA:

On December 10, 2009, the Philadelphia City Council adopted and Mayor Michael Nutter signed [Bill No. 080025](#), requiring all new municipal buildings over 10,000 sq ft to achieve LEED Silver certification and use 20% less energy than basic, code-compliant structures.

In 2008, Philadelphia Mayor Michael Nutter established the Mayor's Office of Sustainability and the Mayor's Sustainability Advisory Board. These two groups were tasked with developing a comprehensive sustainability plan for the City of Philadelphia. These goals for the city were compiled in a report, [Greenworks Philadelphia](#), in 2009. The plan outlines five goals, fifteen major targets, and numerous initiatives, including plans to expand the City's LEED green building program and incentives.

In April 2007, the City of Philadelphia Sustainability Working Group released a [Local Climate Action Plan](#) for the City. The Plan recommended that all new construction and major renovation projects pursued by the Capital Program Office, Water Department, and Division of Aviation over 10,000 sq. ft. be certified LEED Silver, at a minimum. Going forward, it encourages the City to consider a LEED Gold requirement for all municipal projects undertaken after 2010. On April 25, 2007 the Mayor of Philadelphia signed [Executive Order #1-07](#), implementing the Local Climate Action Plan.

Contact: John Haak, Senior Planner; Philadelphia City Planning Commission; (215) 683-4653; John.Haak@phila.gov

Pittsburgh, PA:

On July 21, 2009, the Pittsburgh City Council adopted [Ordinance 2008-0027](#), requiring all projects receiving Tax Increment Financing and all new construction on municipal owned property of 10,000 gross sq ft or greater or if the total project costs exceeds two million dollars, and renovations of municipal owned property where the total project costs exceeds two million dollars to achieve LEED Silver certification.

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.

Contact: Dan Gilman, Chief of Staff for Council Member Peduto; (412) 255-2133; daniel.gilman@city.pittsburgh.pa.us

Pocopson, PA:

New developments in residential and agricultural districts pursuing LEED certification may receive 350 additional sq. ft. for each 3,500 sq. ft. of the project. (Chapter 250, Article III, Section 250-16 of [township code](#))

Contact:

Reading, PA: On July 26, 2010, the City of Reading adopted [Ordinance 47-2010](#) granting buildings that achieve LEED certification an additional 300 sq. ft. per 1,000 sq. ft. of the development.

Contact:

Tredyffrin, PA: On September 7, 2007, the Township of Tredyffrin adopted [Ordinance HR-360](#) granting new construction projects in the Town Center District a zoning bonus if they achieve LEED Silver certification. Participating residential and mixed-use developments may decrease the maximum lot area per dwelling unit by 1,800 sq. ft., increase the gross floor area of the building footprint up to 25,000 sq. ft. or receive a height bonus up to 14 additional square feet. (Chapter 208, Article XVIII, Section 208-71 and Article XX, Section 208-83.1 of [township code](#))

Contact:

West Chester, PA: Town Center District developments within the HO-75 Overlay District are exempt from the Energy Star requirement if they achieve LEED certification. (Chapter 112, Article VII, Section 112-33.1 of [borough code](#))

Contact:

West Hanover, PA: On April 6, 2009, the Board of Supervisors passed Ordinance 2009-02 (Chapter 195, Article XVIII, Section 195-103 of [township code](#)) requiring retail stores over 75,000 sq. ft. constructed in the CH District to achieve LEED Silver certification.

Contact:

Westtown, PA: On September 15, 2008, Westtown Township adopted [Ordinance 2008-1](#) giving strong consideration to construction site plan applicants who intend to earn LEED certification.

Contact:

Willistown, PA: On October 22, 2007, Willistown Township adopted Ordinance 8-2007 encouraging LEED certification within the Town Center District. Projects in the Transportation District pursuing LEED Silver certification will be given a floor area ratio bonus not to exceed 0.2 times the maximum gross tract area. (Chapter 139, Article XXXI, Sections 139-183 and 139-188 of [township code](#))

Contact:

Commonwealth of Puerto Rico:

On October 24, 2007, Governor Acevedo Vilá signed [Executive Order OE-2007-41](#), requiring that all new construction or major renovations of government-owned or substantially-funded buildings earn LEED certification, including buildings built for the use of the Commonwealth, including schools. Applicable buildings of 10,000 sq ft or greater are required to earn LEED Certified, and 30,000 sq ft or greater to earn LEED Silver certification. The EO further requires all such buildings to certify at least every 5 years through LEED for Existing Buildings, or the most appropriate USGBC-sponsored

rating system. The certification thresholds for existing buildings are also LEED Certified for 10,000 sq ft or greater, and LEED Silver for 30,000 sq ft or greater.

Contact:

State of Rhode Island: On November 9, 2009, Governor Carcieri signed [Rhode Island Green Building Act](#) into law. The Act requires all major facility projects of public agencies entering the design phase after January 1, 2010 to achieve LEED Certified or equivalent. It also requires all major facility projects of public schools districts where the project receives funding from the state entering the design phase after January 1, 2010 to achieve LEED Certified or the Northeast Collaborative for High Performance Schools Protocol. The Act also calls for the establishment of a green buildings advisory committee of green building stakeholders to assist the Department of Administration with implementation. The Department of Administration shall monitor and document ongoing operating savings that result from major facility projects being LEED Certified and annually publish a report of findings and recommended changes to policy.

On August 22, 2005, Governor Carcieri signed [Executive Order # 05-14](#) requiring all new construction and renovations of public buildings to meet LEED Silver certification or higher.

Contact:

Providence, RI: On March 24, 2009, Mayor Cicilline issued an [Executive Order](#) requiring all new municipal buildings to be designed and constructed in accordance with the standards of LEED Silver certification or the CHPS equivalent. The order also requires major renovations of existing municipal buildings to be designed and constructed in accordance with the standards of LEED Silver certification or the CHPS equivalent.

Contact: Garry Bliss, Director of Compliance, Office of the Mayor; (401) 351-4300; gbliss@providenceri.com

Matthew Stark, Director of Policy and Legislative Affairs, Office of the Mayor; (401) 421-2489; mstark@providenceri.com

State of South Carolina:

On June 20, 2007, the South Carolina legislature passed [H3034](#) requiring that all state-owned and state-funded construction greater than 10,000 sq ft and any major renovation projects of greater than fifty percent of total building space or value achieve LEED-NC Silver certification, Green Globes certification or comparable standard. With a focus on energy efficiency, the legislation specifically requires a minimum of four credits earned in Energy & Atmosphere Credit 1, "Optimize Energy Performance."

Contact:

Charleston, SC: On April 22, 2008, the Mayor Riley signed into law [Resolution 2008-05](#) supporting a variety of sustainability policies, including requiring all new municipal buildings be LEED Certified, beginning in 2009.

Contact: Marcia Grant, Council Secretary, City of Charleston;
grantm@ci.charleston.sc.us

Columbia, SC:

On March 30, 2010, the [Green Building Incentive Program](#) was established. This program, funded by the American Recovery and Reinvestment Act of 2009, was designed to stimulate green building construction in the area by providing financial incentives to those who construct to green building program standards. To be eligible, projects can't be government projects or required by law to meet green building standards. Commercial projects must be built to achieve LEED Certification and one or two family residential projects must achieve certification under LEED for Homes, EarthCraft Homes, HealthyBuilt Homes, ICC 700 National Green Building Standard, Build Green Greater Columbia Program, or other national residential green building standard. Buildings that achieve LEED certification are eligible for expedited plan review, expedited permitting, and recognition by the City on the City's website and various media outlets. In addition to the above incentives, financial incentives will be awarded on a sliding scale to projects based on the level of LEED certification that they achieve.

Contact: Robert Harkins, Plans Examiner, Planning and Development Services Department; (803) 545-3427; rlharkins@columbiasc.net

State of South Dakota: On March 17, 2008 Governor Rounds signed into law [SB 188](#), establishing leadership in public buildings by requiring all new construction and major renovations of state-owned buildings costing at least \$500K or greater than 5,000 square feet to earn LEED Silver, two Green Globes or a comparable standard.

Contact:

State of Tennessee: On June 23, 2009, Governor Bredesen signed into law [SB 1919](#), revising statutes governing housing authorities to expand opportunities for redevelopment. The revised statute permits housing authorities to finance additional investments in green building and energy efficiency, and specifically any costs related to modeling, documentation and certification fees for LEED, Green Globes or other related expenses.

Contact:

Chattanooga, TN:

As part of the City of Chattanooga's Engineering and Water Quality Program, projects may achieve [fee credits](#) through implementing sustainability measures. Commercial and residential projects that achieve LEED certification with at least 5 points under the Sustainable Sites category (including SS 6.1 and 6.2), will receive a fee credit up to 60%.

Contact:

Collierville, TN:

Title XV, Chapter 151 of the [Collierville Code of Ordinances](#) requires planned development districts to pursue environmental design and construction methods, such as LEED certification.

Contact:

Germantown, TN:

On August 13, 2007, the Board of Mayor and Aldermen adopted [Ordinance 2007-13](#) (Search Ch. 23 Article VII), requiring that all new municipal construction to earn LEED certification. The policy applies to municipal buildings in which at least 60% of the square footage is occupied space. The policy additionally provides a density bonus of one additional story for private construction in Smart Growth Zones T4, T5 and T6 with proof of LEED Certified.

Contact: Lauren Johnson, Land Use Planner, Economic and Community Development Department; (901) 751-7637; ljohnson@germantown-tn.gov

Nashville-Davidson County, TN:

On June 5, 2008, the Nashville City Council approved Ordinance [#BL2008-217](#) establishing a “Green Permit” for new residential and commercial buildings. In order to receive a green certificate of occupancy commercial buildings must earn LEED Certified, specifically requiring WEc3.1 (20% Water Use Reduction); residential buildings must submit proof of LEED or EarthCraft Homes certification.

On June 5, 2007, Mayor Bill Purcell signed [Substitute Ordinance #BL2007-1374](#) into law, amending Title 16 of the Metropolitan Code regarding sustainable building design standards for new and renovated Metropolitan Government buildings and facilities. This bill requires all public and publicly-funded building projects of 5,000 ft² or greater (or exceeding \$2M in project costs) be designed and built to LEED Silver certification of the most appropriate LEED Rating System. The provisions of this ordinance also apply to renovations of equal size or cost, but do not apply to buildings that are mostly unoccupied or provide specialized functions. All city-funded construction projects are required to complete a LEED scorecard and are strongly encouraged to maximize use of sustainable design principles.

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. The Nashville Planning Commission’s February, 2007 [report](#) also encourages, but does not require, that all new development in Downtown be LEED Certified.

Contact: Terrence L Cobb, Director; Department of Codes & Building Safety; (615) 862-6549; terry.cobb@nashville.org

State of Texas:

No state-level LEED policies

Austin, TX:

On June 8, 2000, the Austin City Council passed [Resolution 000608-43](#) requiring all municipal projects over 5,000 sq ft earn a minimum of LEED Silver certification.

[City of Austin Green Building Program](#)

Contact: Richard Morgan, City of Austin-Green Building Program; (512) 482-5309;
Richard.morgan@austinenergy.com

Dallas, TX:

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, Green Built 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.

In August, 2007, the Dallas Public Works and Transportation Department issued an updated "LEED Policy," requiring all city buildings larger than 10,000 square feet in the 2006 Bond Program and subsequent bond program to achieve LEED Gold certification. Furthermore, the decision requires facilities to earn WEC3.1 and 3 points in EAc1 in their pursuit of LEED certification. The previous policy, [03-0367](#), passed on January 22, 2003 required these buildings to earn LEED Silver certification.

Contact: Zaida Basora, Dallas Public Works and Transportation; (214) 948-4634;
zaida.basora@dallascityhall.com

El Paso, TX:

On June 10, 2008, the El Paso City Council adopted an ordinance requiring all new municipal buildings over 5,000 sq ft earn a minimum of LEED Silver certification.

http://www.ci.el-paso.tx.us/muni_clerk/agenda/06_10_08/06100809G.pdf (scroll down to page 2)

On September 11, 2007, the El Paso City Council unanimously adopted the [Green Building Grant Program](#), providing grants for commercial projects greater than 5,000 square feet and multi-family, multi-story residential projects that 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.

Contact: Larry Nichols, Assistant Director of General Services;
NicholsLF@elpasotexas.gov

Marty Howell, Sustainability Manager, Office of Environmental Services;
HowellEM1@elpasotexas.gov

Flower Mound, TX:

Multi-family, commercial and industrial new construction and major renovation projects participating in Flower Mound's voluntary [Green Building Program](#) must demonstrate

energy performance at least 25% above the minimum International Energy Conservation Code standards or achieve LEED certification.

[Section 90-311](#) of the Flower Mound Municipal Code requires all residences within gated, private small-scale green residential neighborhoods to achieve Gold certification under the LEED for Homes rating system.

[Flower Mound Green Building Program](#)

Contact:

Harris County, TX: 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.

Contact:

Houston, TX: The city adopted [Green Building Resolution #2004-15](#) on June 23, 2004, stating that all city owned buildings and facilities over 10,000 sq ft shall use LEED to the greatest extent practical and reasonable with a target of LEED Silver certification.

Contact: Steve Stelzer, Program Director, City of Houston Code Enforcement Green Building Resource Center; steve.stelzer@cityofhouston.net

League City, TX: [Section 125-90](#) of League City Code of Ordinances stipulates that flat roofs are only permitted on full service hotels; however, limited service and residence hotels may have flat roofs if they are LEED certified or have substantive roof amenities such as gardens or restaurants.

Contact:

Plano, TX: On January 8, 2007, the city adopted a [policy](#) (see page 14) to finance, plan, design, construct, manage, renovate, and maintain its facilities and buildings to be sustainable. The city will use the LEED rating system for new construction and major remodels, and will require the highest level of LEED certification possible for all city facilities.

[Green Government Website](#)

Contact: Robert Smouse, Sustainability and Environmental Services Manager; (972) 769-4199; Roberts@plano.gov

San Antonio, TX: On March 12, 2009, the San Antonio City Council adopted [Ordinance 2009-03-12-0179](#), requiring all new single and multi-family residential buildings to achieve a 15% efficiency rate above current municipal code by achieving LEED for Home certification or through other options. All new commercial and industrial buildings are required to achieve a

15% efficiency rate above current municipal code by achieving LEED certification or through other options.

On April 19, 2007, the San Antonio City Council passed [Resolution 1208](#) (page 4) that requires all new buildings funded and constructed by the City to be built to LEED Silver certification level.

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 for New Construction or LEED for Homes certification.

Contact: Liza Meyer, Special Projects Manager, Office of Environmental Policy; (210) 207-1449; Liza.Meyer@sanantonio.gov

State of Utah:

On May 21, 2009, the Utah State Building Board raised the [High Performance Building Rating System](#) standards to require all new state buildings to achieve LEED Silver certification. Specifically, new building projects must achieve the following credits: WE Credit 1.1, EA Credit 3, EQ Credit 3.1, EQ Credit 4.1, and EQ Credit 4.2.

Contact: David Hart, Executive Director and Architect of the Capitol, Utah State Capitol Complex; dhart@utah.gov

Logan City, UT:

On August 23, 2007, Mayor Randy Watts signed Ordinance #07-63 into law, requiring all city building projects to achieve LEED Silver. This ordinance applies to new construction and major renovations of facilities of greater than 10,000 square feet of occupied space, to commercial interiors and to existing buildings. The City Council is also exploring the encouragement of green building practices in the private sector.

Contact:

Salt Lake City, UT:

On August 19, 2008, Mayor Ralph Becker signed an [executive order](#) creating an expedited plan review process for commercial projects pursuing green building standards. To qualify for the incentive, new permit applications for commercial developments must meet the design criteria for LEED Silver certification or greater. Under the executive order, projects seeking LEED Silver certification or greater will be notified of their permit status within three days of submitting an application.

On November 17, 2006, the City Council enacted and the Mayor approved Ordinance No. 79 (codified at Section 18.12.010 of the Salt Lake City Code), which amended its Board of Appeals membership requirement to include one LEED accredited member.

On November 7, 2006, the City Council adopted Resolution 73 encouraging both the Library and the Board of Directors of the Redevelopment Agency to adopt similar LEED standards for applicable building projects funded by the Library Fund and Redevelopment Agency.

On October 17, 2006, the City Council enacted [Ordinance #78](#) codifying Chapter 18.95 of the Salt Lake City Code. The ordinance endorses Mayor Anderson's executive order that municipal buildings achieve a minimum of LEED Silver certification. The ordinance also requires commercial, condo, or apartments buildings funded by the city through grants, loans, or tax breaks to adhere to LEED standards.

On July 8, 2005, Mayor Anderson signed an executive order requiring all new city-constructed buildings and major renovations over 10,000 sq ft to be LEED certified. On January 19, 2006, he amended the [executive order](#) to require LEED Silver certification for these buildings.

Contact: Orion Goff, Building Official; (801) 535-6681; Orion.goff@slcgov.com

State of Vermont: No state-level LEED policies

Burlington, VT: The [Burling Zoning Code](#) (Sec. 4.4.1) stipulates that developments built to a minimum of LEED Silver certification may be eligible for additional building height and corresponding floor area ratio.

Contact:

Commonwealth of Virginia:

On June 10, 2009, Governor Kaine signed [Executive Order 82](#), which requires all new executive branch buildings greater than 5,000 gross sq ft in size or renovations to existing executive branch buildings where costs exceeds 50% of the value of the building to conform to LEED Silver or two Green Globes standards. The bill also puts forth guidelines and requirements for smarter building location, procurement and other measures for environmental management, and encourages the private sector to adopt similar practices.

On March 04, 2008 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.

On April 5, 2007 Gov. Tim Kaine signed [Executive Order 48](#), "Energy Efficiency in State Government," which set out to reduce non-renewable energy purchases and increase overall energy savings.

As part of instituting the energy saving goals, the order instructs all state agencies and institutions constructing state-owned facilities over 5,000 gross square feet in size, and renovations of such buildings valued at 50% of the assessed building value, shall be designed and constructed consistent with the energy performance standards at least as stringent as LEED or EPA's Energy Star rating.

In addition, the order instructs the Commonwealth to encourage the private sector to adopt energy-efficient building standards by giving preference when leasing facilities for state use to facilities meeting LEED or Energy Star.

Contact:

Alexandria, VA:

On April 18, 2009, the Alexandria City Council adopted their [Green Building Policy](#) requiring all new municipal buildings to achieve LEED Silver certification and all new commercial buildings to achieve LEED Silver certification. The policy also requires all new residential buildings to be LEED Certified with the intention of increasing the standard over time.

The City's Department of General Services developed a Green Building Policy and adopted by the City Manager in February 2004. The policy establishes procedures for analyzing LEED feasibility for facilities 5,000 square feet or greater, outlines staff resource and training goals, and identifies program participation opportunities, including Energy Star, Rebuild America, and USGBC.

Contact: Jeremy McPike, Project Manager, Alexandria Department of General Services; 703-838-4770; Jeremy.mcpike@alexandriava.gov

Arlington County, VA:

On March 14, 2009, the Arlington County Board approved the [Green Building Density Incentive](#) Policy. The policy makes changes to the green building bonus density incentives currently offered. Office projects earn a density bonus of 0.05 FAR for LEED Certified, 0.15 FAR for LEED Silver, 0.35 FAR for LEED Gold, and 0.45 FAR for LEED Platinum. Residential projects earn a density bonus of 0.10 FAR for LEED Certified, 0.20 FAR for LEED Silver, 0.40 FAR for LEED Gold, and 0.50 FAR for LEED Platinum. Also, the Green Building Fund contribution guideline is increased to \$0.045 per sq ft GFA though the contribution can be waived if the project earns LEED certification.

http://arlington.granicus.com/MediaPlayer.php?view_id=2&clip_id=1188&meta_id=59477 (click on Board Report #24)

Arlington County's Green Building Incentive Program, adopted in 1999 and expanded in 2003, allows commercial projects and private developments earning LEED Silver certification to develop sites at a higher density than conventional projects.

All site plan applications for commercial projects are required to include a LEED Scorecard and have a LEED Accredited Professional on the project team regardless of whether or not the project intends to seek LEED certification. All projects must contribute to a green building fund for county-wide education and outreach activities. The contribution is refunded if projects earn LEED certification.

Arlington sponsors a voluntary green home program that encourages builders of new single-family homes to incorporate energy efficient and other green building components in their projects. The County offers "front-of-the-line" plan review, site signs, and publicity to program participants who achieve a given number of points as outlined by Arlington's Green Home Choice program.

Department of Environmental Services

Contact: Joan Kelsch, Arlington County Environmental Planner; (703) 228-3599;
jkelsch@arlingtonva.us

Chesapeake, VA: On July 9, 2007, the City adopted an [Administrative Regulation 4.18](#) requiring all new municipal buildings over 5,000 sq ft gross occupied space to be LEED Certified.

Contact: Roger P. Morgan, AIA, General Services Dept, Project Manager; (757) 382-6258;
rmorgan@cityofchesapeake.net

Fairfax County, VA: On February 11, 2008 the Fairfax County Board of Supervisors adopted a [green building policy](#) requiring all new construction or major renovation projects of county buildings over 10,000 square feet to earn LEED Silver certification. The policy further supports the July 2007 foundation of [Cool Counties](#), of which Fairfax was a primary partner and signatory.

Contact:

Falls Church, VA: Intent to achieve LEED certification is a secondary criterion for developments applying for a special exception from certain regulations and restrictions. ([Section 48-90](#) of code of ordinances)

Contact:

Fredericksburg, VA: On September 15, 2008, the City of Fredericksburg adopted a [LEED requirement](#) for all new construction and major renovations of City buildings.

Contact:

Hampton, VA: All public projects and private developments resulting from the sale of public land must achieve LEED Silver under the Neighborhood Development rating system. All other private projects are encouraged to incorporate LEED standards. ([Section 17.3-136](#) of code of ordinances)

Contact:

Herndon, VA: Green roofs as part of a LEED certified building satisfies the Town's open space requirement. ([Article V](#), Section 78-504 of town code)

Contact:

Richmond, VA: On January 12, 2009, the Richmond City Council adopted [Resolution 2008-R152-2009-14](#), requiring that all new construction and major renovations of municipal buildings exceeding 10,000 gross sq ft will achieve LEED Silver certification.

Contact: Alicia Zatcoff, Sustainability Manager; (804) 646-3055;
alicia.zatcoff@richmondgov.com

Roanoke, VA: On May 14, 2007, Roanoke adopted Ordinance 37768 (Chapter 32, Article II, [Division 9](#) of city code) creating a separate tax status and rate for certain energy-efficient buildings, including LEED.

Contact:

State of Washington: On April 8, 2005, Governor Gregoire approved [Chapter 39.35D](#) of the Revised Code of Washington, "High-Performance Public Buildings," requiring all projects over 5,000 square feet receiving capital funds after July 1, 2006 to be certified to the LEED Silver standard. The code also requires that all K-12 schools be certified to the LEED Silver standard or built to comply with the Washington Sustainable Schools Protocol as of July 1, 2007.

In addition, the code required all affordable homes receiving money from the state's Housing Trust Fund after July 1, 2008, to be built in compliance with the Evergreen Standard for Affordable Housing. By 2009, all new construction projects and major renovations receiving Washington State funds will be built to a green standard.

The Dept. of Corrections has made LEED Silver a requirement and certification is also required for buildings larger than 5,000 sq ft.

Community Colleges, Dept. of General Administration, The Evergreen State College, and several other smaller agencies have made LEED Silver the standard for design and construction, however certification is not required.

New Energy Life Cycle Cost Analysis Guidelines (ELCCA) went into effect January 2005 requiring that all new and remodeled public projects over 25,000 square feet in Washington State to submit a completed scorecard reflecting an attempt at LEED Silver. Project teams are permitted to submit an alternative means for scoring their efforts in sustainable building as approved by WA State Dept. of General Administration.

Department of General Administration green building webpage:
www.ga.wa.gov/eas/green

Contact: Stuart Simpson, Green Building Advisor, Dept. of General Administration; (360) 902-7199 Ssimpso@GA.WA.GOV

Contact: Patricia Jatzcek, Office of the Superintendent for Public Instruction (OSPI); (360) 725-4973; patricia.jatzczak@k12.wa.us

Anacortes, WA: With the adoption of Ordinance 2814 on January 19, 2010, multi-family housing developments in residential target areas must be LEED certifiable or Build It Green certified in order to be eligible for an eight year property tax exemption. ([Section 15.45.030](#) of municipal code)

Contact:

Auburn, WA: In 2009, Ordinance 6245 (Chapter 18.49 of [municipal code](#)) created a points system gauging a project's compliance with the City's minimum requirements for review. All

development projects must meet a minimum of 100 points through a combination of design and construction practices. Residential construction projects earn 15 points for certification under the LEED for Homes or Neighborhood Development rating systems and 5 additional points for each subsequent level of certification achieved. Mixed-use developments earn 15 points if the residential portion of the project earns certification under the LEED for Homes or Neighborhood Development rating systems with 5, 10 or 15 additional points for LEED Silver, Gold, or Platinum certification, respectively. The non-residential portion of the project also earns 15 points for LEED certification under the LEED for Core and Shell, New Construction, Commercial Interiors and Retail rating systems with 5 points for each additional level of certification achieved.

Contact:

Bainbridge Island: On August 18, 2009, the City Council and Mayor approved [Ordinance 2009-06](#) requiring Housing Design Demonstration Projects in Bainbridge Island to submit proof of registration with a green building rating system such as Evergreen Sustainable Development, LEED or Built Green and to provide proof of certification progress throughout the construction process.

Contact:

Bellingham, WA: On May 9, 2005, the Bellingham City Council adopted [Resolution 2005-21](#), requiring all new municipal building construction and renovation over 5,000 sq ft where the City provides a majority of the funding to earn LEED Silver certification. The City also provides a 0.5 Floor Area Ratio (FAR) bonus for private development that earns LEED Silver certification.

Contact:

Bothell, WA: On July 21, 2009, the Bothell City Council adopted an [ordinance](#) to provide incentives to commercial projects who seek LEED certification or certification from another third-party rating system. The ordinance allows qualifying projects to reduce the number of on-site parking stalls as required in code, authorizes building officials to approve alternative materials, design and methods of construction to account for new green building techniques, and provides rebates to the permitting fees: 10% for LEED Certified or equivalent and 50% for LEED Platinum or equivalent. In addition, the Council approved expedited permit review and a green building awards program for qualifying projects.

Contact:

Covington, WA: On July 13, 2010, the City of Covington adopted Ordinance 09-10 (Chapter 18.37 of [municipal code](#)) creating development standards and design requirements for cottage housing. Cottages and community buildings earning LEED Gold certification or Built Green 4 or 5 Star standards are eligible for a bonus of one and one-half times the base density allowed.

Contact:

- Edmonds, WA:* On April 22, 2008, the Edmonds City Council adopted [Resolution 1168](#) requiring all new city-owned facilities greater than 5,000 sq. ft. and major renovations to achieve at least LEED Silver certification.
- Contact:
- Everett, WA:* In May 2007, the City Council passed an [ordinance](#) that requires new buildings 5,000 square feet or larger to meet LEED Silver in all new City capital improvement projects. The bill encourages appropriate departments to budget for and attend sustainable building training and/or obtain LEED accreditation. Further, the ordinance instructs the City to encourage the use of LEED through its land use regulations, building codes, and development standards.
- Contact: Allan Giffen, Director, Planning Department; (425) 257-8731;
kdavis@ci.everett.wa.us
- Issaquah, WA:* 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.
- [Issaquah's Sustainable Building Program](#)
- Contact: Brad Liljequist, Sustainable Building Program Manager; (425) 837-3448;
bradl@ci.issaquah.wa.us
- King County, WA:* King County [Executive Order FES 9-3 \(AEP\)](#) requires all new public construction projects to seek LEED certification and encourages the application of LEED criteria to building retrofits and tenant improvements. There is a LEED supplement for King County projects.
- 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.
- Contact: Theresa Koppang, King County Solid Waste Division; (206) 296-8480;
theresa.koppang@metrokc.gov
- Kirkland, WA:* New construction projects pursuing a minimum of LEED for Homes Silver certification or four stars through BuiltGreen are eligible for [priority permit review](#).
- Contact:
- Lynnwood, WA:* Multi-family housing in residential target areas seeking a tax exemption must earn LEED Silver certification. ([Chapter 3.82](#) of city code)
- Contact:

- Mercer Island, WA:* The standard width of a watercourse buffer may be reduced if the code official determines that the impacts may be mitigated through other approaches such as the construction of a green roof in accordance with LEED standards. (Chapter 19.07 of [municipal code](#))
- Contact:
- Newcastle, WA:* Developments within a community business center overlay zone that provide a public benefit are eligible for a density bonus. Projects that achieve LEED certification may increase FAR by 0.4, LEED Silver projects may increase FAR by 0.6, LEED Gold projects may increase FAR by 0.8, and LEED Platinum projects may increase FAR by 1.0. Developments determined by the director to meet LEED standards but not are formally certified may increase FAR by up to 50%. ([Chapter 18.36](#) of city code)
- Contact:
- North Bend, WA:* In 2009, Ordinance 1360 (Chapter 19.10 of North Bend's [municipal code](#)) established requirements for significant tree removal. All significant tree removal must adhere to the standards of chapters 19 and 20 of the municipal code; however, requests to use alternative measures may be approved if they include specimen retention or low impact development techniques, such as LEED, to reduce stormwater runoff.
- Contact:
- Puyallup, WA:* On June 9, 2009, the City of Puyallup passed [Ordinance 2937](#) encouraging new construction in Shaw-East Pioneer overlay zones to pursue LEED certification.
- Contact:
- Redmond, WA:* On March 3, 2009, the Redmond City Council passed [Ordinance 2447](#) establishing a [Green Building and Green Infrastructure Incentive Program](#). Residential development projects incorporating green building strategies are allocated points for each sustainability feature included. The number of points awarded corresponds to available incentives ranging from expedited permitting and city recognition to lot size reduction and density bonuses.
- Contact:
- Seattle, WA:* On September 30, 2009, the Seattle Department of Planning and Development launched the [Green Q permitting program](#) for qualified single family residential projects. To qualify, projects must limit dwelling size to no more than 2,400 sq ft, meet existing code requirements, recycle construction waste, and meet one of the following sustainability standards: LEED Silver, Gold, or Platinum certification; Built Green 4 or 5 star; or the Department of Planning and Development's alternative path. Projects that qualify receive priority intake appointments; 50% faster initial plan review; application and review assistance from staff with green building experience; and green building/energy efficiency recognition.

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.

In February, 2002, the City of Seattle passed a policy requiring LEED Silver certification of all city-owned projects and renovations over 5,000 gsf. The city is encouraging the private construction sector to incorporate LEED design standards into new and existing buildings by providing economic [incentives](#).

[Sustainable Building Policy](#)

Contact: Peter Dobrovolny, Seattle City Light; (206) 615-1094;
peter.dobrovolny@seattle.gov

Snohomish County, WA: On May 19, 2010, the County Council adopted an amended version of [Ordinance 09-079](#) requiring applicants for urban center developments to include a LEED checklist with their site plans.

Spokane Valley, WA: Affordable housing developments seeking LEED certification may increase their underlying base density by 10%. ([Chapter 19.35](#) of city code)

Wenatchee, WA: Planned developments in Wenatchee following LEED standards are eligible for a maximum 10 percent density bonus. (Chapter 10.42 of [municipal code](#))

Whatcom County, WA: On June 7, 2005, Whatcom County passed [Resolution #2005-028](#) that commits the county, where feasible, to meet LEED Silver for the construction of new and renovated county buildings over 5,000 square feet where the county provides the majority of funding. The resolution also promotes the use of LEED in the private sector.

Contact:

State of West Virginia: No state-level LEED policies

Morgantown, WV: In September 2006, the City of Morgantown passed a [resolution](#) adopting the LEED Certified level as minimum for new construction and major renovation projects of city-owned, managed, or operated facilities and buildings over 10,000 square feet.

Contact:

State of Wisconsin: On April 11, 2006, Governor Jim Doyle signed [Executive Order 145](#) Relating to Conserve Wisconsin and the Creation of High Performance Green Building Standards and Energy Conservation for State Facilities and Operations. The Executive Order directs the Department of Administration to establish and adopt guidelines based on LEED for New Construction and LEED for Existing Buildings within 6 months. Any project that requests LEED certification as part of the initial project request will be supported by Department of Administration.

Contact: Sherrie Gruder, University of Wisconsin-Extension, Solid & Hazardous Waste Education Center; (608) 262-0398; gruder@engr.wisc.edu

Madison, WI:

On January 22, 2008, the Madison City Council adopted [Resolution 08-00109](#), requiring all new municipal buildings over 5,000 sq ft to earn LEED Silver certification. The resolution also encourages private developers to follow LEED Guidelines and pursue LEED Certification.

The Madison City Council adopted a policy that all municipal projects over \$1 million will achieve LEED for New Construction certification in addition to any new commercial and multifamily buildings that receive public funding. The city will also develop municipal projects to showcase LEED for Existing Buildings.

[Building a Green Capital City: A Blueprint for Madison's Sustainable Design and Energy Future](#)

[City of Madison Sustainability Program](#)

Contact: Sherri Gruder, University of Wisconsin Extension, Solid & Hazardous Waste Education Center; (608) 262-0398; gruder@engr.wisc.edu

State of Wyoming: No state-level LEED policies

SCHOOL INITIATIVES – K-12

American Federation of Teachers:

In July 2008, the Executive Council of the American Federation of Teachers adopted a [Green Schools and Colleges Resolution](#), urging state federations to advocate for their legislatures to adopt green schools legislation that will appropriate the 1 to 2 percent premium to school districts when they build schools to meet LEED or CHPS. The resolution also states that the Federation supports federal legislation that will accelerate the building of schools to meet LEED or CHPS.

Contact:

Cincinnati, OH Public Schools:

On September 10, 2007, the Cincinnati Board of Education resolved to adopt “Green Guidelines” for its future public school projects. Pursuant to this resolution, all new Cincinnati public schools will strive for LEED Silver, requiring a minimum of four schools to meet LEED Silver and one additional school to achieve either LEED Gold or LEED Platinum. The resolution addresses most Segment 2 and all Segment 3 schools. The segments are part of a schedule set forth in the Board’s [Facilities Master Plan](#) that has already addressed the needs of Segment 1 schools and some Segment 2 schools. All Schedule 3 schools that are to be rehabilitated will strive for LEED Certified, while higher performance is encouraged.

The resolution also requires all certified schools to make readily available graphic information on sustainable features for educational purposes and also encourages the integration of sustainable design principles into the curriculum for the entire school district.

Contact: Mike Burson, Facilities Director; Cincinnati Public Schools; (513) 363-2000

Hawaii Public Schools:

On June 26, 2006, Governor Lingle signed [HB #2175](#), requiring all new state-owned construction of 5,000 square feet or greater, including K-12 public schools to achieve LEED Silver certification or a comparable standard.

Contact:

Illinois Public Schools: 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.

Contact:

Manatee County, FL Public Schools:

On September 25, 2007 the Manatee County School Board adopted a resolution to certify all future K-12 public schools at a minimum of LEED for Schools Certified level.

Contact:

Montgomery County, MD Public Schools:

The county has developed a High Performance Green Building Plan that outlines strategies to implement LEED in some county public school construction.

[FY 2005 High Performance Green Building Plan](#)

Contact: Anja Caldwell, Green Schools Program Manager; Montgomery County Public Schools; (301) 279-3475; Anja_S_Caldwell@mcpsmd.org

New Jersey Public Schools:

Governor James McGreevey signed [Executive Order #24](#) on July 29, 2002 requiring all new schools to incorporate LEED guidelines in new construction.

Contact:

New Orleans, LA Public Schools:

On May 15, 2008, the New Orleans City Council adopted [Resolution 08-246](#) requiring that all new construction and major renovation of public schools earn LEED for Schools Certified. The resolution further directs Orleans Parish School Board and City departments to recommend policies that facilitate implementation and commit to higher levels of LEED.

[Press Release R-08-246 \(scroll to page 2\)](#)

Contact:

New York, NY Public Schools:

On October 3, 2005, Mayor Bloomberg signed [Local Law 86](#) that requires city-funded capital projects to use LEED for New Construction, LEED for Existing Buildings, or LEED for Commercial Interiors. Non-residential capital projects costing over \$2 million must achieve LEED Silver certification. Schools and hospitals must meet the LEED Certified level. The law also requires energy cost reductions. The law became effective January 1, 2007.

[Department of Design and Construction](#)

Contact:

Ohio Public Schools:

On September 27, 2007, the Ohio School Facilities Commission (OSFC) passed Resolution #07-124, approving the incorporation of energy efficiency and sustainable design features into all future and some previously approved school projects. All K-12 public school projects approved by the OSFC are required to meet a minimum of LEED for Schools Silver certification, with strong encouragement to achieve the Gold level. There is additional emphasis on maximizing Energy & Atmosphere credits. The resolution directs OSFC to cover all LEED registration and certification fees and to provide a supplemental allowance to project budgets for the incorporation of sustainable, green strategies.

Contact: Franklin Brown, Ohio School Facilities Commission; (614) 580-4885;
Franklin.Brown@osfc.state.oh.us

Pennsylvania Public Schools:

In July 2005, the Pennsylvania legislature passed [Act 46 of 2005](#) ([House Bill 628](#)), amending school construction reimbursement rates for Pennsylvania Public Schools, specifically providing hundreds of dollars of funding per pupil for public schools within the Commonwealth with proof of LEED Silver certification or higher, or two Green Globes or higher.

On April 25, 2006, school districts in Allegheny, Montgomery, Perry, Philadelphia, Westmoreland, Erie and Delaware counties were awarded a grant as part of the Green Schools Grant Program. School construction projects must achieve at least a LEED Silver certification.

[Green Schools Grant Program](#)

Contact:

State College Area School District, PA:

On October 13, 2008, the State College Area School District Board of School Directors adopted the [Resolution on Sustainability & the Design and Construction of High Performance Schools](#). This resolution requires all new schools, new buildings, and major renovations to achieve LEED for Schools Silver Certification. It also requires the project architects to provide verification that the projects have met or exceed the requirements for LEED for Schools Silver certification and directs the Superintendent to develop, expand, and incorporate curricula related to environmental sustainability.

Contact: Dave Hutchinson, Board Member, State College Area School District;
dxh10@psu.edu

Sweetwater Union High School District, CA:

On March 10, 2008, the Sweetwater Union High School District adopted [Resolution #3794](#), requiring all new school construction projects to incorporate LEED guidelines at the LEED Gold level to the greatest extent practicable. District staff and project architects will review the LEED “scorecard” to verify that these project goals are attempted. The resolution also allows for the use of the CHPS Roadmap.

Contact:

Syracuse Public Schools, NY:

On September 10, 2007, the Syracuse Common Council adopted the Green Building Ordinance, requiring all new municipal construction and major renovations, including public school projects, to meet LEED Silver. The ordinance will take effect on October 1, 2007.

Contact:

Virginia Beach City Public Schools, VA:

On February 17, 2009, the Virginia Beach City School District approved [Policy 3-67](#), all school division new construction projects and major modernization/renovation projects be designed and constructed to a minimum of LEED Certified or equivalent.

Contact: Tim Cole, Virginia Beach City Public Schools, Sustainable Schools Project Manager, 757.263.1090; J.Tim.Cole@VBSchools.com

Washington, DC Public Schools:

On December 5, 2006 the Washington DC City Council passed [Bill # B16-0515](#) requiring publicly-owned, non-residential, commercial projects to achieve either LEED for New Construction or LEED for Core and Shell Silver certification. After the summer of 2007 new Public schools will be required to achieve LEED for Schools certification or an equivalent schools rating system that requires commissioning.

Contact: Corey Buffo, General Counsel, District Department of the Environment; (202) 724-7859; Corey.Buffo@dc.gov

Washington State Public Schools:

On April 8, 2005, Governor Gregoire approved [Chapter 39.35D](#) of the Revised Code of Washington, “High-Performance Public Buildings,” requiring all projects over 5,000 square feet receiving capital funds after July 1, 2006 to be certified to the LEED Silver standard. The code also requires that all K-12 schools be certified to the LEED Silver standard or built to comply with the Washington Sustainable Schools Protocol as of July 1, 2007.

Contact: Patricia Jatzcek, Office of the Superintendent for Public Instruction (OSPI); (360) 725-4973; patricia.jatzczak@k12.wa.us

SCHOOL INITIATIVES – HIGHER EDUCATION

For information on green building policies in higher education, please view the [Campus Building Guidelines and Green Building Policies](#) resource page compiled by the Association for the Advancement of Sustainability in Higher Education (AASHE).