

Rural Area Flexibility Analysis

The proposed regulations will apply Statewide.

In order to receive an award, Owners of new and substantially renovated residential buildings will have to provide a copy of compliance with green building standards of the U. S. Green Buildings Council and the National Association of Home Builders. Compliance will require use of a qualified builder and inspection by a qualified Technician.

Owners wishing to obtain an award are likely to incur additional capital costs in construction a new building or renovating an existing one. Annual costs for maintaining the residential building will be less than what would have been incurred if the residential building had not met the green standards. There is a ten year simple payback projected for buildings meeting the green building standards, which is much less than the typical useful life of such buildings.

The Authority established an Advisory Committee comprised of representatives from the New York State Department of State, New York State Division of Community Renewal, New York State Builders Association, and the Citizens Environmental Coalition, among others, who represent public and private interests in rural areas, and their comments were considered during the development of the proposed regulations.