AUDIT IMPLEMENTATION

AGENCY: New York City Department of Buildings

AUDIT TITLE AND NUMBER: Implementation of Selected Aspects of the Climate Mobilization Act (2024-N-1)

Date: September 24, 2026

Recommendation:	Corrective Action:
1. <u>Recommendation</u>: Contact the owners of buildings, especially those at higher risk of not meeting the GHG requirements, and document the contact. ***<u>Agency Response</u>***: Partially agree. In 2023, DOB proactively contacted all buildings identified as at risk of fines of $1,000 or more, using multiple outreach methods; further, DOB continues to engage in outreach efforts including throughout 2024 and 2025, capturing these and other buildings at risk of incurring fines.	**Corrective Action:** Continuation of actions already implemented. **Status:** Implemented. DOB has continued outreach efforts with updates and improvements. **Implementation Date:** 2026 and ongoing.
2. <u>Recommendation</u>: Ensure that building addresses used to correspond with the owners are correct and periodically checked. ***<u>Agency Response</u>***: Partially agree. DOB requires all LL97 submissions to include owner contact information, which will improve DOB's ability to conduct outreach to buildings annually.	**Corrective Action:** Continuation of actions already implemented. **Status:** Implemented. Reports submitted in BEAM in the first and second reporting years have been used to update and validate building addresses. This has greatly improved the pool of available data. **Implementation Date:** 2026 and ongoing.
3. <u>Recommendation</u>: Reassess resources tasked with contacting building owners about complying with the local laws. ***<u>Agency Response</u>***: Partially agree. DOB periodically assesses staffing and outreach to best support compliance with sustainability laws. First-year LL97 engagement exceeding 94% of properties demonstrates DOB's current resource allocation and outreach approach are effective.	**Corrective Action:** Continuation of actions already implemented. **Status:** Implemented. As documented in the report, DOB conducts an annual reassessment of outreach efforts based on analysis of the reporting data from the previous year with a focus on buildings that had difficulty and/or failed to comply. **Implementation Date:** 2026 and ongoing.

AUDIT IMPLEMENTATION

AGENCY: New York City Department of Buildings

AUDIT TITLE AND NUMBER: Implementation of Selected Aspects of the Climate Mobilization Act (2024-N-1)

Date: September 24, 2026

Recommendation:	Corrective Action:
4. **Recommendation**: Create a system to track referrals made to the service provider and use it to maintain information about services/assistance provided to the building owners and to follow up on buildings that are in jeopardy of not meeting GHG emissions requirements. ***Agency Response***: Partially agree. DOB works closely with the NYC Accelerator, the City's free compliance resource available to building owners, which manages and tracks referrals to service providers.	**Corrective Action:** Continuation of actions already implemented. **Status:** Implemented. The Mayor's Office of Climate and Environmental Justice (MOCEJ) entered into a contract with new provider that has deployed enhanced tracking capabilities to improve the effectiveness of their assistance to the public. **Implementation Date:** 2025 and ongoing.
5. **Recommendation**: Contact building owners that are in jeopardy of non-compliance as a priority and educate them on the requirements and the available resources such as education and referrals for financing. ***Agency Response***: Partially agree. DOB has consistently worked to grow outreach, education, and available resources for all buildings that must comply with LL97, including those at-risk of non-compliance in the first reporting period.	**Corrective Action:** Continuation of actions already implemented. **Status:** Implemented. Efforts as outlined in the report resulted in 95% of all properties who were due to file in 2025 successfully complying with the law. **Implementation Date:** 2025 and ongoing.

AUDIT IMPLEMENTATION

AGENCY: New York City Department of Buildings

AUDIT TITLE AND NUMBER: Implementation of Selected Aspects of the Climate Mobilization Act (2024-N-1)

Date: September 24, 2026

Recommendation:	Corrective Action:
6. **Recommendation**: Request and review the Help Center's detailed data pertaining to its activities/service to building owners. ***Agency Response***: Partially agree. DOB works closely with the Sustainability Help Center to support building owners, and compliance rates have increased steadily since the inception of this partnership. DOB extended this contract in 2025 to expand LL97 support.	**Corrective Action:** Continuation of actions already implemented. **Status:** Implemented. **Implementation Date:** 2025 and ongoing
7. **Recommendation**: Educate building owners on the requirements of the local law to ensure they fully understand where the energy efficiency labels should be posted. ***Agency Response***: Partially agree. DOB issues annual reminders regarding EER posting. The law and DOB guidance clearly require posting "in a conspicuous location near each public entrance," consistent with other NYC posting requirements.	**Corrective Action:** Continuation of actions already implemented. **Status:** Implemented. **Implementation Date:** 2026 and ongoing
8. **Recommendation**: Inspect buildings to verify that an energy efficiency label is posted near each public entrance, so it is visible to the public. ***Agency Response***: Partially agree. Inspecting over 30,000 buildings would require significant resources. DOB conducts inspections when there is suspected noncompliance.	**Corrective Action:** Continuation of actions already implemented. **Status:** Implemented. **Implementation Date:** 2026 and ongoing

AUDIT IMPLEMENTATION

AGENCY: New York City Department of Buildings

AUDIT TITLE AND NUMBER: Implementation of Selected Aspects of the Climate Mobilization Act (2024-N-1)

Date: September 24, 2026

Recommendation:	Corrective Action:
9. **Recommendation**: Revise the energy efficiency label attestation form to state the energy efficiency label was posted, instead of attesting that it will be posted in the future. ***Agency Response***: Disagree. DOB's current procedures allow building owners to complete the EER attestation and DOB to confirm it in a single step. Adding extra steps will create unnecessary burden without improving compliance.	**Corrective Action:** N/A **Status:** N/A **Implementation Date:** N/A
10. **Recommendation**: Document the block/lot numbers or buildings that are adjusted from DOF's data to produce DOB's final CBL. ***Agency Response***: Partially agree. DOB maintains a detailed change log and version control system for CBLs, including tracking of all BBL and BIN-level updates.	**Corrective Action:** Continuation of actions already implemented. **Status:** Implemented. **Implementation Date:** 2026 and ongoing