

§ 775-48. Statutory authority.

This article implements § 470 of the New York Real Property Law by granting a real property exemption for improvements to real property located in the County of Suffolk which meets LEED certification standards for green buildings.

§ 775-49. Grant of exemption; conditions.

A. Real property, which is certified under a LEED certification standard for the categories of certified, silver, gold or platinum as meeting green buildings standards, as determined by a LEED-accredited professional, shall be exempt as provided below for the respective percentages, provided that a copy of the LEED certification for a qualified category is filed with the appropriate Assessor's office and is approved by the Assessor as meeting the requirements of § 470 of the New York Real Property Tax Law and this article. Such exemption shall be to the extent of any increase in assessed value resulting from the construction or reconstruction of a property meeting LEED certification.

LEED Exemption			
Year	Certified/ Silver	Gold	Platinum
1	100%	100%	100%
2	100%	100%	100%
3	100%	100%	100%
4	80%	100%	100%
5	60%	80%	100%
6	40%	60%	100%
7	20%	40%	80%
8	0%	20%	60%
9	0%	0%	40%
10	0%	0%	20%

B. No such exemption shall be granted unless:

- (1) Such construction of improvements was commenced on or after the first day of January, 2013;
- (2) The value of such construction exceeds the sum of \$10,000; and

(3) Such construction is documented by a building permit, if required, for the improvements, or other appropriate documentation as required by the Assessor.

C. For the purpose of this article, the term "construction of improvements" shall not include ordinary maintenance and repairs.

§ 775-50. Approval of assessment.

If the Assessor is satisfied that the applicant is entitled to an exemption pursuant to this article, he or she shall approve the application and such real property shall thereafter be exempt from taxation as provided in this article commencing with the assessment roll prepared after the taxable status date. The assessed value of any exemption granted pursuant to this article shall be entered by the Assessor on the assessment roll with the taxable property, with the amount of this exemption shown in a separate column.