

Eligible Energy Conservation Projects (EECP) Compliance Resource

Updated: July 2025

[Article 321](#) of Local Law 97 allows two compliance pathways:

- The Performance Pathway, and
- The Prescriptive Pathway.

For buildings owners unable to fully comply under either of those pathways, the DOB allows for three penalty mitigation options:

- Unexpected or unforeseeable event,
- Eligible Energy Conservation Project (“EECP”), or
- Mediated resolution.

An Eligible Energy Conservation Project (“EECP”) means that, at some point after the original effective date of LL97 (November 15, 2019) a building received a commitment for governmental assistance to implement a project that would enable compliance with one of the two Article 321 compliance pathways. To show that a building completed or is undergoing an EECP, the owner must submit:

1. One of the following documents that has been signed and dated anytime between November 15, 2019 and December 31, 2025:
 - HPD/HDC Commitment Letter,
 - HPD/HDC Regulatory Agreement,
 - NTP or PIOL from joint Utility Affordable Multifamily Energy Efficiency Program (AMEEP),
 - NTP or PIOL for the Clean Heat program,
 - Term Sheet from CPC for the Climate Friendly Homes Fund (CFHF),
 - Multifamily owner agreement for HCR Weatherization Assistance Program (WAP).
2. [EECP Form](#):
 - This includes project information, scope information and a brief narrative, and is signed by the Building Owner.
 - Note that RDP/RCxA attestation is not required for the EECP compliance pathway.
3. Corresponding documentation as detailed in the EECP Narrative Form*

***Note:** Projects that have closed on financing must submit all required documents. Projects that are actively working on their EECP project (are in HPD’s pipeline, for example)

can submit the commitment letter and EECF form, and must submit their corresponding supporting documentation to DOB after closing.

Demonstration of such Eligible Energy Conservation Project may result in zero penalty.

How to apply for an EECF? Complete the EECF Form which allows building owners the choice of complying via a “Proxy Program” or an Eligible Scope, and outlines the documentation required to demonstrate that the project will enable Article 321 compliance. The Form can be found [here](#) and, once completed, can be uploaded to [the LL97 Reporting Portal \(BEAM\)](#), along with other required EECF documents. EECF submissions will be subject to audit and verification by DOB.

What projects qualify for the EECF pathway under LL97?

- **Eligible Proxy Programs:** Enterprise Green Communities, LEED, HPD New Construction programs, HPD Retrofit Electrification Pilot, HPD REDi, HPD Green Housing Preservation Program (GHPP), NYSERDA Low Carbon Pathways, AMEEP Comprehensive Pathway or Non-Comprehensive Pathway with an eligible scope from the list in the EECF form, Climate Friendly Homes Fund (CFHF), NYS Clean Heat, and HCR WAP.

OR

- **Eligible Scopes:** Oil-to-gas conversions, boiler replaced to meet NYCECC requirements, new roof + windows meeting NYCECC requirements, rooftop solar, installation of cold-climate electric heat pumps for heating and/or hot water, all applicable Article 321 PECMs included in scope.

Owners who can't demonstrate compliance w/ Article 321 AND who are ineligible for EECF, could seek an Adjustment due to financial constraints or a [Mediated Resolution](#).

Steps for EECF Submission:

1. Confirm that the building is eligible for EECF based on guidance above.
2. Confirm building has an applicable commitment letter signed and dated between November 15, 2019 and December 31, 2025.
3. Complete the [EECF Form](#)
4. Submit payment for the EECF filing fee (\$210) in DOB NOW. For more information on how to use DOB NOW, please see DOB NOW User Guides available [here](#).

5. Submit the Article 321 Penalty Mitigation ticket on [the LL97 Reporting Portal \(BEAM\)](#) including upload the EECF form plus all supporting documentation. **See note** above about documentation submission based on project status.

If you have questions about EECF eligibility or submission, please email sustainability@hpd.nyc.gov. Please include “LL97 EECF Question_Address” in subject line.

If you have questions about LL97 compliance or document submission, please email beam_ll97@buildings.nyc.gov. Please include “LL97 EECF Question” in subject line. Also include in the email the building’s address, BBL, and BIN.

If you have any other LL97 questions, please contact the NYC Accelerator at info@accelerator.nyc.

Resources:

- [LL97 Guidance for Affordable Housing - HPD](#)
- [LL97 Greenhouse Gas Emissions Reduction - Buildings](#)
- [NYC Accelerator | NYC Accelerator](#)