

State Green Building Laws

| States | Legislation/ Executive Order | Description/ Website |
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| Arkansas | Legislation | <p>On March 29, 2005 Arkansas House Bill 2445 was passed, followed by passage in the Senate on April 6, 2005. The bill is titled "An Act to Encourage Conservation of Energy and Natural Resources in the Design of State Building Projects Through the Use of Sustainable Building Design Practices".</p> <p>In recognition of the economic, energy conservation, and environmental benefits of sustainable building design, to initiate a process to encourage improved building practices, to provide support and information to assist state agencies in the design of public buildings, to create a subchapter, and to continue development of best building practices through a legislative task force to evaluate and report on the progress of the work being made under this subchapter.</p> <p>State agencies conducting or funding a public building project or rehabilitation project are encouraged to refer to and appropriate the Leadership in Energy and Environmental Design or Green Globes rating systems referred to in this act.</p> <p>The bill also establishes a Legislative Task Force on Sustainable Building Design and Practices.</p> <p>http://170.94.58.9/ftproot/acts/2005/public/act1770.pdf</p> |
| Connecticut | Legislation | <p>On May 26, 2006, the State passed Public Act 06-187 which requires the adoption of regulations to adopt building standards that meet or exceed the silver building rating of LEED for new commercial construction and major renovation projects. Prior to the passage of this act, the Commissioner of Public Works, the Commissioner of Environmental Protection, and the Commissioner of Public Safety will work together to develop the regulations.</p> <p>http://www.cga.ct.gov/asp/cgabillstatus/cgabillstatus.asp?selBillType=Bill&bill_num=923&which_bill=1</p> |
| Louisiana | Legislation | <p>Prior to the 2007 Legislative Session, the House Committee on Commerce will produce a report studying the feasibility of requiring certain public buildings. This study is a result of House Bill No. 498 which proposed energy and environmental building standards. The Louisiana House of Representatives will analyze the results of the study before acting on H.B. 498.</p> <p>http://www.legis.state.la.us/billdata/streamdocument.asp?did=370517%20</p> |
| Maryland | Legislation | <p>On March 26, 2005 the Maryland House passed HB 196, followed by the passage of SB 92 on April 4, 2005. This bill requires that all state-funded building projects (state-funded building projects) meet green/high-performance building standards. The bill states that a "high performance building" must:</p> <ul style="list-style-type: none"> Achieves at least a silver rating according to the U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) Green Building Rating System; Achieves at least a two globe rating according to the Green Building Initiative's Green Globes program; Achieves at least a comparable numeric rating according to a nationally recognized, accepted, and appropriate rating system, guideline, or standard; OR Meets nationally recognized, consensus-based, and accepted green building guidelines, standards, or systems as determined by the Department of General Services. <p>http://mlis.state.md.us/2005rs/billfile/sb0092.htm</p> |
| Nevada | Legislation | <p>On June 17, 2005 Nevada Governor Guinn signed into law AB3 which states:</p> <p>Each occupied public building whose construction will be sponsored or financed by this State must, when completed, meet the equivalent of the base level or higher in accordance with the Leadership in Energy and Environmental Design Green Building Rating System, or an equivalent standard, as adopted by the Director of the Office of Energy pursuant to section 11 of this act.</p> <p>During each biennium, at least two occupied public buildings whose construction will be sponsored or financed by this State must, when completed, meet the requirements to be certified at or meet the equivalent of the silver level in the Leadership in Energy and Environmental Design Green Building Rating System, or an equivalent standard, as adopted by the Director of the Office of Energy pursuant to section 11 of this act.</p> <p>http://www.leg.state.nv.us/22ndSpecial/bills/AB/AB3_EN.pdf</p> |
| Washington | Legislation | <p>On April 8, 2005 Washington Governor Christine Gregoire signed into law ESSB 5509, requiring state-funded public buildings, to use high-performance green building standards. The bill states that:</p> <p>The legislature finds that public buildings can be built and renovated using green/high-performance methods that reduce energy consumption, make workers more productive. Green/High-performance public buildings are proven to increase student test scores and reduce energy and utility costs.</p> <p>Sec. 3 (1) All major facility projects of public agencies receiving any funding in a state capital budget must be designed and constructed to meet the LEED silver standard.</p> <p>(2) All major facility projects of any entity other than a public agency or public school district receiving any funding from the state must be designed and constructed, and certified to at least the LEED silver standard.</p> |

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| | | <p>(3)(a) Public agencies, under this section, shall monitor and document ongoing operating savings resulting from certified as required under this section.</p> <p>Sec. 4 (1) All major facility projects of public school districts receiving any funding in a state capital budget must meet the silver standard or the Washington sustainable school design protocol.</p> <p>(2) Public school districts under this section shall: (a) Monitor and document appropriate operating benefits and costs designed and constructed as required under this section for a minimum of five years following local board acceptance; and (b) report annually to the superintendent of public instruction.</p> <p>http://www.leg.wa.gov/pub/billinfo/2005-06/Htm/bills/Senate%20Passed%20Legislature/5509-01</p> |
| Arizona | E.O. | <p>Gov. Janet Napolitano signed Executive Order #2005-05 on February 11, 2005. The Order states that all Executive Order projects, to the extent practicable, the following standards in all new state-funded facilities.</p> <p>a. Renewable Energy: All new state-funded buildings constructed after the date of the Executive Order shall be designed to derive ten percent (10%) of their energy from a renewable resource.</p> <p>b. Energy Efficiency: The design for all state-funded buildings constructed after the date of the Executive Order shall conform with the Arizona Revised Statutes 34-451 and Executive Order 2003-14.</p> <p>c. LEED Standard: All state-funded buildings constructed after the date of the Executive Order will meet at least LEED Silver Design standard.</p> <p>http://www.governor.state.az.us/eo/2005_05.pdf</p> |
| California | E.O. | <p>Gov. Arnold Schwarzenegger signed Executive Order #S-20-04 on December 14, 2004. The Order states that all state-owned entities under the direct executive authority of the Governor must cooperate in taking measures to reduce grid-connected electricity consumption by 20% by 2015, through cost-effective efficiency measures and distributed generation technologies; these measures include:</p> <p>2.1. Designing, constructing and operating all new and renovated state-owned facilities paid for with state funds to meet the most appropriate energy efficiency goals; and</p> <p>2.2. Identifying the most appropriate financing and project delivery mechanisms to achieve these goals; and</p> <p>2.3. Seeking out office space leases in buildings with a U.S. EPA Energy Star rating; and</p> <p>2.4. Purchasing or operating Energy Star electrical equipment whenever cost-effective.</p> <p>http://www.dot.ca.gov/hq/energy/ExecOrderS-20-04.htm</p> |
| Colorado | E.O. | <p>Gov. Bill Owens signed Executive Order #D005 05 on July 15, 2005. The Order directs the Executive Directors of the Governor's Office of Energy Management and Conservation, the Department of Personnel and Administration, and the Department of Transportation to review their current business operations and develop and implement policies and procedures to promote environmental sustainability, including, but not limited to:</p> <p>i. Adopting the United States Green Buildings Council's Leadership in Energy and Environmental Design Green Building (LEED-EB) in operating, maintaining and managing existing buildings, to the extent applicable and practicable.</p> <p>ii. Incorporating LEED for New Construction (LEED-NC) practices to design energy and resource efficient new buildings, to the extent effective.</p> <p>iii. Initiating an energy management program to monitor and manage utility usage and costs, as resources become available.</p> <p>B. I hereby direct the Executive Directors of the Governor's Office of Energy Management and Conservation, the Department of Personnel and Administration, to establish a Colorado Greening Government Coordinating Council and department.</p> <p>http://www.colorado.gov/governor/eos/d00505.pdf</p> |
| Florida | E.O. | <p>On November, 10, 2005, Governor Jeb Bush issued Executive Order #05-241 which, among other things, explores energy conservation and efficiency initiatives. As a result of the Executive Order, the State Department for Environmental Protection is directing all state government buildings to meet U.S. Green Building Council LEED standards.</p> <p>http://www.dep.state.fl.us/energy/fla_energy/files/energy_plan_final.pdf</p> |
| Maine | E.O. | <p>Gov. John Baldacci issued an Executive Order on November 24, 2003 regarding the use of LEED building standards for all new or expanded State buildings.</p> <p>1. The design, construction, operation and maintenance of any new or expanded State building shall incorporate the United States Green Building Council's Leadership in Energy & Environmental Design ("LEED") Version 2.1, or the most recent version of LEED environmental sustainability, provided this can be accomplished on a cost-effective basis, considering construction and operating costs over the life cycle of the improvement.</p> <p>2. The design, construction, operation and maintenance of any existing State building to be renovated shall incorporate the United States Green Building Council's Leadership in Energy & Environmental Design ("LEED") Version LEED-EB, or the most recent version of LEED efficiency and environmental sustainability relevant to the scope of the renovation, provided this can be accomplished on a cost-effective basis, considering construction and operating costs over the life cycle of the improvement.</p> |

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| | | http://www.maine.greenpower.org/tools/ExOrder-LEEDbldgs-11-03.pdf |
| Michigan | E.O. | <p>Gov. Granholm signed Executive Order #2005-4 on April 22, 2005. The Order states that the Department of Management Services shall set an energy efficiency savings target for all state buildings managed by the Department or another department or agency with the goal shall be to attain a 10% reduction in energy use by December 31, 2008 and a 20% reduction in grid-based energy use compared to energy use and energy purchases for the state fiscal year ending September 30, 2002.</p> <p>On or before December 31, 2006, the Department shall implement Energy Conservation Measures and specific building energy efficiency.</p> <p>The Department shall adopt policies and procedures to ensure that all new construction and major renovation of state buildings shall be accomplished consistent with LEED guidelines and standards, and shall score a minimum of 26 on the United States Green Building Council, which is the minimum score required for LEED-certified status. The policies and procedures shall apply to state-leased facilities to the extent feasible.</p> <p>http://www.michigan.gov/gov/0,1607,7-168-21975_22515-116177--,00.html</p> |
| New Jersey | E.O. | <p>Gov. James McGreevey signed Executive Order #24 in July 2002. The Order states that all new school designs shall be consistent with the United States Green Building Council known as "Leadership in Energy & Environmental Design ("LEED"), Version 2.2, which promotes environmental sustainability in the design of schools.</p> <p>http://www.state.nj.us/infobank/circular/eom24.htm</p> |
| New Mexico | E.O. | <p>On January 16, 2006, Governor Bill Richardson signed Executive Order #06-001 requiring all public buildings owned by the State to order further mandates that all other new construction, renovations, repairs, and replacements of state buildings shall follow building practices to the maximum extent possible.</p> <p>http://www.governor.state.nm.us/orders/2006/EO_2006_001.pdf</p> |
| New York | E.O. | <p>Gov. George Pataki issued an Executive Order in June 2001 encouraging state agencies to be more energy efficient. The State Buildings Energy Efficiency Practices the Order states:</p> <p>State agencies and other affected entities shall implement energy efficiency practices with respect to the operation, lease, or operate....State agencies and other affected entities shall strive to meet the ENERGY STAR building criteria and improve environmental quality in their existing buildings to the maximum extent practicable.</p> <p>In the design, construction, operation and maintenance of new buildings, state agencies and other affected agencies shall follow guidelines for the construction of "green buildings," including guidelines set forth in Tax Law 19, which creates the Green Building Council's LEED rating system.</p> <p>http://www.nyserda.org/programs/exorder111orig.asp</p> |
| Rhode Island | E.O. | <p>Gov. Donald Carcieri signed Executive Order 05-14 on August 22, 2005. The Order sets Energy and Environmental Design ("LEED") standards. The Order states:</p> <p>The design, construction, operation and maintenance of any new, substantially expanded, or renovated public building shall be developed by the United States Green Building Council's Leadership in Energy & Environmental Design ("LEED"). Each such public building shall endeavor to qualify for certification at or above the LEED Silver level.</p> <p>The design, construction, operation and maintenance of any new, substantially expanded, or renovated public building shall be based on measures on the basis of their total life-cycle costs of installation, operation, and maintenance.</p> <p>http://www.dsireusa.org/documents/Incentives/RI12R.htm</p> |
| Wisconsin | E.O. | <p>On April 11, 2006, Governor Jim Doyle signed Executive Order 145 which directs the Department of Administration to require LEED for new construction and LEED for existing buildings within 6 months. Any project that requests LEED certification shall be supported by the Department of Administration.</p> <p>http://www.wisgov.state.wi.us/journal_media_detail.asp?locid=19&prid=1907</p> |

Examples of Local Green Building Laws

Executive Orders

- [Salt Lake City, UT](#)
http://www.aia.org/static/state_local_resources/adv_sustainability/executive%20orders/SLC_exec_order.pdf
- [San Francisco, CA](#) http://www.sfgov.org/site/mayor_page.asp?id=33883

Government Buildings

- [Houston, TX](#) <http://www.houstontx.gov/buildingservices/leed.html>
- [Kansas City, MO](#)
<http://cityclerk.kcmo.org/liveweb/Documents/Document.aspx?q=vtCwK6bWyxOYmfbQArvKbLN%2fI3%2b431CKxIO18YIux06oHPCnVwOANG7IP%2b0OKUuA>
- [New York, NY](#) <http://www.nyc.gov/html/ddc/html/ddcgreen/>

Sample Legislative Language

- [Energy-Efficient Building Codes](#)—Illinois
http://www.aia.org/static/state_local_resources/adv_sustainability/Permitting%20and%20codes/energy_efficient_code.pdf
- [Energy Savings Performance Contracts](#)
http://www.aia.org/static/state_local_resources/adv_sustainability/Permitting%20and%20codes/performance_contracts.pdf
- [Green Building Tax Credit](#)
http://www.aia.org/static/state_local_resources/adv_sustainability/Tax%20incentives/Tax_Credit_Act.pdf

Sample Incentive Programs

- [American Council for an Energy-Efficient Economy Tax Credit Fact Sheet](#)
http://www.aia.org/static/state_local_resources/adv_sustainability/Tax%20incentives/ACEEE_tax_credit_fact_sheet.pdf
- [Green Building Tax Incentive Programs Overview](#)
http://www.aia.org/static/state_local_resources/adv_sustainability/Tax%20incentives/ACEEE_tax_credit_fact_sheet.pdf
- [Sample Municipal and State Tax Incentive Programs](#)
http://www.aia.org/static/state_local_resources/adv_sustainability/Tax%20incentives/sample_tax_incentives.pdf
- [Chicago, IL, Green Permitting Program](#)
http://www.aia.org/static/state_local_resources/adv_sustainability/Permitting%20and%20codes/GreenPermitBrochure.pdf
 - [Article on Chicago Green Permit Program](#)
http://www.aia.org/static/state_local_resources/adv_sustainability/Permitting%20and%20codes/Chicago_Permit_article.pdf
- [Miami-Dade Ordinance on Expedited Permitting](#)
http://www.aia.org/static/state_local_resources/adv_sustainability/Model%20Language/Miami_Dade_ordinance.pdf
- [San Francisco Expedited Permitting Program](#)
http://www.aia.org/static/state_local_resources/adv_sustainability/Permitting%20and%20codes/SF_permits.pdf
- [Comprehensive Commercial Retrofit Program Overview](#)
http://www.aia.org/static/state_local_resources/adv_sustainability/Permitting%20and%20codes/SF_permits.pdf

- [Seattle, WA—Commercial Incentive Programs](http://www.seattle.gov/dpd/GreenBuilding/Commercial/IncentivesAssistance/default.asp)
<http://www.seattle.gov/dpd/GreenBuilding/Commercial/IncentivesAssistance/default.asp>

Green Building Ordinances

- [Atlanta, GA](http://www.municode.com/resources/gateway.asp?pid=10376&sid=10) (Chapter 75—Sustainable Development)
<http://www.municode.com/resources/gateway.asp?pid=10376&sid=10>
- [Gainesville, FL](http://www.aia.org/static/state_local_resources/adv_sustainability/Model%20Language/Gainesville_ordinance.pdf) (Chapter 6, Article I.5)
http://www.aia.org/static/state_local_resources/adv_sustainability/Model%20Language/Gainesville_ordinance.pdf
- [Long Beach, CA](http://www.aia.org/static/state_local_resources/adv_sustainability/Model%20Language/Gainesville_ordinance.pdf)
http://www.aia.org/static/state_local_resources/adv_sustainability/Model%20Language/Gainesville_ordinance.pdf
- [New York City Green Building Ordinance](http://www.aia.org/static/state_local_resources/adv_sustainability/Model%20Language/NYC_green_building_ordinance.pdf)
http://www.aia.org/static/state_local_resources/adv_sustainability/Model%20Language/NYC_green_building_ordinance.pdf
- [Portland, OR](http://www.portlandonline.com/osd/index.cfm?c=41701) <http://www.portlandonline.com/osd/index.cfm?c=41701>
- [Santa Monica, CA](http://greenbuildings.santa-monica.org/) <http://greenbuildings.santa-monica.org/>
 - [Green Building Ordinance](http://greenbuildings.santa-monica.org/whatsnew/green-building-ordinance/green-building-Ord-1-5-2002.pdf) <http://greenbuildings.santa-monica.org/whatsnew/green-building-ordinance/green-building-Ord-1-5-2002.pdf>