



A CALL TO ACTION FROM YOUR CO-OP or CONDO! SUPPORT NYC INTRO 913 TO DELAY LL97

CO-OP SHAREHOLDERS & CONDO OWNERS MUST UNITE TO DELAY LOCAL LAW 97 AND THE CRUSHING COSTS IT WILL CREATE FOR YOU!

What is Local Law 97?

Also known as The Climate Mobilization Act, it was enacted by the NYC Council and *is the greatest unfunded mandate and penalties ever imposed on co-op owners*. The PCCC along with your co-op and condo has been fighting to keep our homes affordable. LL97 endangers the affordability of our homes and many of our residents are seniors and working-class families.

What does it Require Co-ops or Condos to do?

LL97 requires costly retrofitting of your co-ops heating, hot water and ventilation systems in order to meet rigid state-of-the-art standards, regardless of ability to pay and regardless of need. Inexplicably, the City Council exempted their own government buildings, NYCHA housing, rent stabilized apartments, and private homes from these mandates and instead chose to impose these crushing costs on co-op families.

What is the Cost of Compliance and Penalties?

Replacing all boilers even if they are working well will cost hundreds of thousands or even millions of dollars depending on the size of your co-op. Failure to comply will result in *annual fines that range from hundreds of thousands of dollars to millions of dollars per year*. The kicker: Even if your co-op spends millions on the most efficient boilers available today, the fines will not disappear. The “one-size fits all” algorithms used to determine carbon reduction don’t work in all buildings, which is why some of the most energy-efficient buildings in NYC will still be out of compliance. The only way to eliminate these penalties would be to remove and *discard all of your working boilers and replace them with electric heating units in each apartment at a cost that is unimaginable. It would spell financial ruin for families who would be paying the nation’s highest electric rates to heat their homes*. This is insanity run amok.

How do we pay for this?

These crushing costs can only be paid *through massive maintenance increases and yearly Special Assessments*. Compliance costs and penalties will start in 2024 and rise dramatically through 2030 and after unless it is delayed.

What can I do?

At our behest, a bill (**NYC INTRO 913**) has been introduced in the NYC Council to delay LL97 for 7 years. This would provide time for a natural transition to energy efficient boilers as older ones are replaced. It would also provide time to develop grant & tax exemption programs to help pay for this and adjust the formulas and draconian fines of this law. Legislators have put us in economic peril. Let's not destroy our affordable housing. *Your Councilmember needs to sign on to INTRO 913. The only way this will happen is for you to contact them by phone, letter or email. See the other side of this flyer to show you how to do that.*



A CALL TO ACTION - WHAT YOU CAN DO NOW!

This is your opportunity to make a difference!

1. Find your Councilmember and write it below for reference. Call 311 or go to this link and type in your address and borough. www.council.nyc.gov/districts/

Councilmember Name: _____
Councilmember Tel: _____
Councilmember email: _____

2. Call their office and ask to speak to your Councilmember (CM). Tell your CM member to support **Intro 913** because your family cannot afford the costs and penalties of Local Law 97. Ask for a commitment that they will do this, or
3. Log on to their website and send them a message or simply write a letter. The letter does not have to be long. Here is an example:

Dear Councilmember:

I am a co-op owner on a fixed income. I cannot afford the crushing costs that Local Law 97 will create in my maintenance and special assessments. It is important that you support INTRO 913, which is a bipartisan bill to delay LL97 implementation. The delay should provide sufficient time for a natural transition to energy efficient boilers as older ones are replaced. It would also provide time to develop grant and tax exemption programs to help pay the crushing costs of this program and adjust the formulas and draconian penalties that are now embedded in this law.

I will be watching to see that you support this bill.

Thank you.

Sincerely,