

Maryland/DC Naiop Overview of Jurisdictions Regarding Sustainable Development

Please see individual jurisdictions websites for up to date information. MD/DC Naiop cannot be held responsible for the accuracy of any information contained herein. Updated 9/17/09

Jurisdiction: Arlington County

MD/DC Naiop Member:

Contact:

Joan Kelsch

jkelsch@arlingtonva.us

Pending Legislation

Public Facilities- 1/12/09- Densities are being revised and Green Building Fund fees are increasing.

Private Development

Private Development

Current Legislation

Public Facilities

Private Development- All projects must complete LEED scorecard showing 26+ credits. If not seeking LEED Certification must contribute \$.03/SF to Green Building Fund.

Pending Incentives

Bonus densities to change to .05 for certified, .15 for silver, .35 for gold and .45 for platinum. Add .05 FAR for residential.

Donation to green building fund proposed to be .045/SF.

Current Incentives

Bonus densities: (changed March 14, 2009)

- 0.05 FAR for certified, 0.15 FAR for Silver, 0.35 FAR for Gold & 0.45 FAR for Platinum
- Add 0.05 FAR for Residential

Recommended Action by Naiop

Monitored by NOVA NAIOP

Jurisdiction: Baltimore County

MD/DC Naiop Member: N/A

Contact:

Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities

Private Development

- Bill #28-08 providing tax credits for new residential construction that earn a minimum of LEED Silver certification. Projects earning LEED Silver will earn a 40% property tax credit, 60% for LEED Gold, and 100% for LEED Platinum. The tax credits will be in effect for 3 years or up to \$1 million in total incentives. This act takes effect June 4, 2008.
- On June 5, 2006, the County Council passed bill #85-06 that gives a county property tax credit to any commercial building that achieves LEED-NC Silver certification. The duration of the tax credit is for ten consecutive years.

Pending Incentives

Current Incentives

Recommended Action by Naiop

Monitored by Maryland NAIOP?

Jurisdiction: City of Alexandria
www.alexandriava.gov

MD/DC Naiop Member:

Contact:

Jeremy McPike
Jeremy.mcpike@alexandriava.gov

Erica Bannerman
erica.bannerman@alexandriava.gov

Jan. 28th – Draft Policy on Northern Virginia Naiop Website. Certified or Silver as base.

Pending Legislation

Public Facilities

Private Development

New private development that requires a Development Site Plan (DSP or Development Special Use Permit (DSUP) should achieve the following green building standard:

1. Nonresidential: LEED Silver or equivalent and compliance with ENERGY STAR.
2. Residential: LEED Certified, LEED for homes, NAHBSv2 or equivalent, and compliance with ENERGY STAR.
3. Mixed use: Each component should follow the above applicable rating standard.
4. CDDs: Approvals for CDD areas yet to be developed will incorporate these standards.

Third Party Certification. Certification of compliance with green building standards will be based on outside, third party professionals who are accredited to perform green building analyses and to certify to a development's achievement of the City standard.

Current Legislation

Public Facilities

Private Development

Pending Incentives

Current Incentives

Recommended Action by Naiop

Monitored by Northern VA Naiop

Jurisdiction: City of Falls Church, VA

MD/DC Naiop Member: N/A

Contact:

Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities

- No requirements at this time.

Private Development

- Successful negotiations for LEED and green roofs on four private projects.
- 9/08/08- City unofficially requiring green roofs for all development that is not by-right.

Pending Incentives

Current Incentives

Recommended Action by Naiop

Monitored by NOVA NAIOP

Jurisdiction: City of Fairfax

MD/DC Naiop Member:

Contact:

Pending Legislation

Public Facilities

Private Development

Current Legislation- No formal program

Public Facilities

Pending Incentives

Current Incentives

Recommended Action by Naiop

Jurisdiction: City of Frederick
www.cityoffrederick.com

MD/DC Naiop Member: Chuck Claar c.claar@hubertco.com

Contact:
Heather Gram
301-600-6362

Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities

Private Development

Pending Incentives

Current Incentives

None

Recommended Action by Naiop

Chuck to let them know that we are available to meet when they start to consider green standards.

Jurisdiction: City of Gaithersburg
www.gaithersburgmd.gov

MD/DC Naiop Member: Dan Coffey dcoffey@therrienwaddell.com

Contact:

Erica Shingara, Environmental Services Director
eshingara@gaitersburgmd.gov

Pending Legislation

Public Facilities :

Private Development for

Current Legislation

Public Facilities: shall achieve LEED Silver and also be maintained to this level. See city Resolution #R-33-07 signed April 16, 2007.

Private Development

- Commercial and High Rise Residential projects over 10,000sf and less than 99,999sf shall achieve LEED Certified Level. Projects over 99,999sf must achieve LEED Silver Certification. This ordinance is also applicable to building renovations and additions over 10,000 SF where the area affected is more than 50% of the GSF of the building or more than 50% of the Market Value of the structure. LEED certification must be accomplished with 18 months of initial occupancy or Occupancy can be revoked. There is a waiver for projects that can show that this is not practicable for more than monetary reasons. See City of Gaithersburg Ordinance #0-11-08.
- Residential projects under four stories will have to meet the city's green building residential code.

Pending Incentives : None

Current Incentives

Recommended Action by Naiop: Meet with Erica to discuss the direction the city is heading

Jurisdiction: City of Rockville

MD/DC Naiop Member: Winona Leaman wleaman@gpinet.com

Contact:

Nate Wall, Environmental Specialist
Division of Environmental Management (in existence for 1½ years)
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Rockville, MD
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Pending Legislation

Public Facilities & Private Development

Green Building Ordinance

The City of Rockville is exploring ideas for a Green Building Ordinance. The Ordinance will potentially affect new or substantially renovated commercial and residential properties.

This process is still at Phase 1 (the staff level). It is expected to be put out for public comment the end of March. Expecting at least one, if not two, public hearings.

7/2009 - Major proposed requirements being made in new Articles to Chapter 5 include:

Article XIV – Green Building Regulations

- All new non-residential and multi-unit residential construction greater than 7,000 sq. ft. must demonstrate how they intend to obtain enough points in the appropriate Leadership in Energy and Environmental Design (LEED®) rating system or equivalent system to achieve a *Rockville Certified* rating. While encouraged, LEED® certification from the U.S. Green Building Council is not required. [Section 5-323]
- All new non-residential and multi-unit residential construction greater than 50,000 sq. ft. must demonstrate how they intend to obtain enough points in the appropriate Leadership in Energy and Environmental Design (LEED®) rating system or equivalent system to achieve a *Rockville Silver* rating. While encouraged, LEED® certification from the U.S. Green Building Council is not required. [Section 5-324]
- All new non-residential and multi-unit residential construction greater than 7,000 sq. ft. must go through a building commissioning process prior to occupancy permit. [Section 5-325]
- All new non-residential and multi-unit residential construction must utilize ENERGY STAR certified appliances, fixtures and components. [Section 5-326]
- Building and homeowner / tenant manuals describing green building features and appropriate operation and maintenance requirements are to be submitted prior to occupancy. [Section 5-327]
- All new non-residential and multi-unit residential construction must meet construction waste management requirements. [Section 5-328]
- All new construction of low-rise residential buildings must achieve National Green Building Standard (NGBS) Silver certification, or demonstrate how they intend to comply with an equivalent LEED® for Homes rating or other equivalent rating system. [Section 5-337]
- All new construction of low-rise residential buildings must meet the Energy Star qualified homes criteria. [Section 5-338]

- All new construction of low-rise residential buildings must meet the Energy Star Indoor Air Package criteria. [Section 5-339]
- Homeowner manual [Section 5-340]
- All new low-rise residential construction must meet construction waste management requirements. [Section 5-341]

Nate Wall will contact Winona Leaman regarding any meetings or notifications.

Current Legislation

Public Facilities

None

Private Development

None

As above.

Current Incentives

None

Recommended Action by Naiop

I have indicated to Nate to consider NAIOP as a resource. Nate is also involved with the Intergovernmental Green Building Group (IGBG). The IGBG, a standing technical committee of Washington Metropolitan Council of Governments (COG), is a cross-jurisdictional group of local government staff and interested non-governmental participants who are committed to green building as a sustainable development strategy for the metropolitan Washington region. Nate is taking the information from his involvement with IGBG to the City of Rockville. He indicated that IGBG might even be a resource for us. He is happy to have our feedback when the time is appropriate.

Schedule a meeting

Jurisdiction: District of Columbia
Website- www.dczoningupdate.org

MD/DC Naiop Member: Ross Litkenhous rlitkenhous@scandh.com

Contact:

Travis Parker, AICP
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202-442-8812

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Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities

- New construction and major renovations of public building must achieve LEED NC or LEED CS certification at the Silver level starting in Fiscal Year 2008.

Private Development

- Starting January 1, 2009, all new construction or major renovations to non-residential, private buildings of 50,000 square feet or more must submit a green building checklist outlining green features that will be pursued. New construction and major renovations to non-residential privately owned buildings started after January 1, 2012 will need to be verified as having fulfilled or exceeded the LEED NC or LEED CS standard at the Certified level.

Energy Star Rating

- Energy Star scores are calculated based on building size, hours of operation, the number of employees and computers, and 12 consecutive months of utility bills. Scores will be made available on a public website.

- The benchmarking provision will also be phased in slowly. In 2010, the first year it takes effect, commercial buildings of 200,000 square feet or more will begin reporting Energy Star scores. The size requirement will drop each year by 50,000 square feet until 2013, when all commercial buildings of at least 50,000 square feet will require benchmarking.

LEED

- 2009- Non- Residential
 - Must fill out LEED Checklist
 - Going for any level of LEED certification will result in expedited permitting.
- 2012- Non- Residential
 - Must be minimum LEED certified level.

Pending Incentives

Current Incentives

- To encourage the construction of non-residential private buildings before 2012, DC is currently examining incentive options including expedited permitting and grants for early-adopters. These incentives may also be available for construction projects started after 2012 which achieve LEED Silver, rather than the required Certified level.
- In the District of Columbia, net metering is available to residential and commercial customer-generators with systems powered by renewable-energy sources, combined heat and power (CHP), fuel cells and microturbines, with a maximum capacity of 1 megawatt (MW). The term “renewable energy sources” is defined as solar, wind, tidal, geothermal, biomass, hydroelectric power and digester gas.
- District Department of the Environment: The Green Roof Subsidy Program
 - \$5.00 per SF, up to \$20,000.00 per project for any eligible green roof project. Limit on available funds.

Recommended Action by Naiop

Should schedule a meeting.

Jurisdiction: Fairfax County, VA

MD/DC Naiop Member:

Contact:

Noel Kaplan- Department of Planning and Zoning

Noel.Kaplan@fairfaxcounty.gov

James Patterson

Pending Legislation

Public Facilities

Private Development- 05/12/08- Expedited permitting incentive proposed. Density and tax credit incentives back “on the table”.

Current Legislation

Public Facilities

Private Development- On limited basis, proffer commitments for green building & LID (low impact design) practices negotiated during zoning process.

6/26/09 – For Commercial “green” projects, LEED will be the accepted standard. To obtain priority status, projects should be designed to reach a LEED rating of silver or above.

Building Plan Review: Green building projects with the required Green documentation will get placed at the head of the queue, reducing the wait prior to being assigned to a reviewer. There will also be an ombudsman, (Ellen Eggerton), available to help with the building plan review process and questions on LEED certification.

Pending Incentives

Current Incentives

Recommended Action by Naiop

Jurisdiction: Federal

MD/DC Naiop Member: Eric Liebmann eliebmann@wdgarch.com

Contact:

Pending Legislation

- Public Facilities - All Agencies – Prohibits Federal agencies, effective December 19, 2010, from leasing buildings that have not earned an Energy Star label. (Energy Star score 75 or above) Exemptions are provided if:
 - No space is available in a labeled building that meets the functional requirements of an agency, including location needs
 - The agency proposes to remain in a building that it has occupied previously
 - The agency proposes to leave a building (or space within a building) of historical, architectural, or cultural significance (as defined in section 3306(a)(4) of Title 40, United States Code)
 - The lease is for no more than 10,000 gross square feet of space

Current Legislation

Public Facilities

Private Development

LEED NC-

- Since 2003, the GSA has required all its capital projects to use the USGBC Leadership in Energy and Environmental Design (LEED) green building rating system as a design criterion with a goal of a Silver designation.
- Silver rating is required for all lease construction and major lease renovation projects of 10,000 rentable square feet and above when the government is the sole occupant of the entire building with the exception of retail space.
- Over and above LEED certification, the GSA has established sustainability standards through lease terms mandated within their SFO's, the terms are known as "green lease policies".

In addition to the requirements for Silver Certification, the following stipulations are currently in force regarding the distribution of LEED credits:

From the following 7 LEED credits, 8 points must be achieved:

- I. Water Efficiency: Credit 1.1 Water Use Reduction 50%
- II. Energy & Atmosphere: Credit 3 Enhanced Commissioning
- III. Energy & Atmosphere: Credit 1 Optimize Energy Performance- Must achieve 2 points
- IV. Materials and Resources: Credit 5.2 Regional Materials, 20% Manufactured Regionally

- V. Indoor Environmental Quality: Credit 2 Increased Ventilation
- VI. Indoor Environmental Quality: Credit 3.2 Construction IAQ Management Plan, Before Occupancy
- VII. Innovation & Design: Credit 2 LEED Accredited Professional

When specifically requested by a customer agency, GSA may substitute the LEED for Commercial Interiors (LEED-CI) program green lease solicitation. In those cases, a minimum Certified (26pts) level must be achieved, with certification within nine months of project occupancy.

Pending Incentives

- American Clean Energy and Security Act of 2009 (Part of the Cap & trade Bill)*

Current Incentives

1. Energy Efficient Commercial Buildings Tax Deduction (Energy Policy Act of 2005- EPCAct)
 - Max Incentive: Less of actual cost up to \$1.80/SF. Must be 50% more efficient than ASHRAE 2001-
 - Runs thru 2013, interior of building only.(i.e.- no site lighting)
 - If partial- Lighting .30 to .60
 - Envelope .60
 - HVAC .60
 - Residential Rental 4 stories or above included.
 - If public building- Designer gets the tax deduction
2. Modified Accelerated Cost-Recovery System (MACRS) + Bonus Depreciation
 - Max Incentive: N/A
3. Business Energy Tax Credit (Now Grant)
 - Max Incentive: 30% for Solar, 10% for Wind, Geothermal
 - (can now get grant for all above in lieu of credit, must start construction prior to 2011)
 - Fuel cells: \$1,500 per 0.5 kW
 - Microturbines: \$200 per kW
 - Small wind: \$4,000
 - Other technologies: No Max
4. Approved Incentive in early stages: Energy Efficiency and Conservation Grant Program
 - Apportioning \$3.2 billion to state & local to support energy efficiency by supporting energy audits, energy efficiency retrofits & creation of financial incentive programs for energy efficiency improvements.
 - According to DOE, \$60,719,900 is being granted to VA for local energy efficiency improvements
 - MD is set to receive \$52,295,100
 - This program should lead to additional incentives for green building in the near future.

* -The Cap & Trade Bill is highly controversial. It could be a significantly long period of time before it is enacted.

Recommended Action by Naiop

Jurisdiction: Frederick County

www.co.frederick.md.us

Contact: Hilari Varndore, Director of Sustainability

301-600-1100

hvarndore@fredco-md.net

MD/DC Naiop Member: Chuck Claar c.claar@hubertco.com

07/08/09- County created an Office of Environmental Sustainability, will hold its first meeting on July 15, 2009

Contact:

Jodie Bollinger

Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities

Private Development

Pending Incentives

Current Incentives

None

Recommended Action by Naiop

Chuck to let them know that we are available to meet when they start to consider green standards.

Jurisdiction: Howard County

MD/DC Naiop Member: Neil Heyison nheyison@korthabramson.com

Contact:

Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities

Private Development

- On July 30, 2007, as part of the county's green building policy package, Bill #49-2007 established a five year property tax credit for projects that achieve LEED-NC and LEED-CS. The credit increases depending on the level of certification: 25% for LEED Silver, 50% for LEED Gold and 75% for LEED Platinum. County tax credits for buildings certified under LEED for Existing Buildings extend for three years: 10% for LEED Silver, 25% for LEED Gold and 50% for LEED Platinum. These credits will be available for tax years beginning after June 30th 2008.

Pending Incentives

Current Incentives

- A 5 year property tax credit for LEED-NC & LEED-CS
 - 25% for LEED Silver, 50% for LEED Gold & 75% for LEED Platinum
 - Existing Buildings extend for 3 years: 10% for LEED Silver, 25% for LEED Gold & 50% for LEED Platinum

Recommended Action by Naiop

Jurisdiction: Liaison w/ Maryland Naiop (Baltimore Chapter)

MD/DC Naiop Member: Neil Heyison nheyison@korthabramson.com

Contact:

Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities

Private Development

Pending Incentives

Current Incentives

Recommended Action by Naiop

Jurisdiction: Liaison w/ National Naiop

MD/DC Naiop Member: Rob Lawrence rlawrence@jbg.com

Contact:

Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities

Private Development

Pending Incentives

Current Incentives

Recommended Action by Naiop

Jurisdiction: Liaison w/ Northern VA Naiop

MD/DC Naiop Member: Chuck Claar c.claar@hubertco.com

Contact:

Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities

Private Development

Pending Incentives

Current Incentives

Recommended Action by Naiop

Jurisdiction: Loudoun County

MD/DC Naiop Member:

Contact:

Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities- no formal policy in place

Private Development- no formal policy in place

Pending Incentives- 09/08/08- Looking to require LEED checklist at submission of legislative application, but no staff to review at this point. Discussed expedited permit review incentive.

Current Incentives

Recommended Action by Naiop

Jurisdiction: Montgomery County

MD/DC Naiop Member: John Mangan jmangan@mangangroup.com, Jerry Conrad jconrad@writ.com

Contact:

Kathleen Boucher, Senior Legislative Attorney Montgomery County
Kathleen.boucher@montgomerycountymd.gov

Marion Clark, M-NCPPC
Marion.clark@mncppc-mc.org

Pending Legislation- The Montgomery County Sustainable Working group has issued recommendations that require enhanced commissioning, Retro commissioning, and benchmarking, See website _____ for more info.

Public Facilities

Private Development

Current Legislation

Public Facilities

- On November 28, 2006, the Montgomery County Council approved [Bill #17-06](#), requiring new County buildings over 10,000 sq ft to earn a LEED Silver certification or the equivalent standard.

Private Development

- The bill (Bill #17-06) also requires all private commercial, industrial, and multi-family residential buildings over 10,000 sq ft to be LEED Certified or the equivalent standard.

Pending Incentives

Current Incentives

- On December 17, 2007, County Executive Leggett signed [Bill 37-06](#), providing property tax credits for buildings that achieve LEED Silver, Gold and Platinum, or their equivalents. Buildings over 10,000 sq ft that earn LEED for New Construction or LEED for Core and Shell certification receive five year tax credits of 25% for achieving Gold and 75% for Platinum. Buildings less than 10,000 sq ft that earn LEED for New Construction or LEED for Core and Shell certification receive five year tax credits of 25% for achieving Silver, 50% for Gold, and 75% for Platinum. Buildings over 10,000 sq ft that earn LEED for Existing Buildings certification receive three year tax credits of 10% for achieving Gold and 50% for Platinum. Buildings less than 10,000 sq ft that earn LEED for Existing Buildings certification receive three year tax credits of 10% for achieving Silver, 25% for Gold, and 50% for Platinum.
- Property tax credits for buildings that achieve LEED Silver, Gold or Platinum
 - Buildings over 10,000 SF that earn LEED NC or LEED CS receive 5 year tax credits of 25% for Gold and 75% for Platinum
 - Buildings over 10,000 SF that earn LEED EB receive 3 year tax credits of 10% for Gold & 50% for Platinum

- Montgomery County Clean Energy Rewards Program-
 - Commercial customers will receive 0.05 cents/kWh incentive for clean energy purchases up to 400,000 kWh and must be at least 50% of required power
 - Monetary rewards for purchasing clean energy (wind or solar) from approved energy suppliers or renewable energy certificate (REC) marketers, or for generating clean energy on-site.

Recommended Action by Naiop

Meet to discuss raising threshold.

Jurisdiction: Prince Georges County (Greenbelt, College Park)

MD/DC Naiop Member: Tony Brannon tbrannon@gga.com

Contact:

Sponsors: David J. Byrd, Deputy Chief Administrative Officer for Governmental Operations / Environmental Services and Economic Development
Edward M. Scott, Acting Director of Office of Central Services

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Co- Marion A. Brown, Office of Central Services

Chairs: Beverly A. Warfield, Department of Environmental Resources

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Paivi Spoon, Office of the County Executive
Brad Frome, County Council
Alex Hirtle, County Council
Rupert McCave, Prince George's County Public Schools
Charles Dukes, Scheer Partners, Inc.
Karen Buxbaum, Maryland National Capital Parks and Planning
Dr. Donald Shell, Department of Health
Karl Berntson, Energy Manager, Office of Central Services
Contact Number: 301.883.4750 (Office of Central Services- Lead Agency)

Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities

Private Development

Pending Incentives

- Establish incentives for both new and existing private commercial buildings to achieve a LEED Silver rating or an equivalent rating under a comparable green building performance measure

Current Incentives

- Participation with Council of Governments (COG) in the purchase of natural gas.
- Suppliers of Green Power Bio Fuel created from reused landfill gas.
- Utilization of Energy Service Contract Organizations (ESCOs) to establish an Energy Efficiency Program.
- Reduce 2007 energy consumption per square foot in all existing County buildings by 20% by the year 2015
- Design and construct all new county buildings and public schools in accordance with LEED Silver ratings or an equivalent rating under a comparable green building performance measure

- Ensure that a sufficient number of development and permit review staff possess LEED accreditation, which will allow them to sign off on tax credits and certifications, and to assist commercial developers or large-scale property owners in meeting performance measures

Proposed Incentives

- Establish incentives for both new and existing private commercial buildings to achieve a LEED silver rating
- Establish green building education and outreach programs

Recommended Action by Naiop

Jurisdiction: Prince William County, VA

MD/DC Naiop Member:

Contact:

Lou Ann Purkins

lpurkins@pwcgov.org

Steve Daves with Prince William County.

Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities- no formal policy in place

Private Development- Proffer commitments and SUIP conditions negotiated during zoning process for a variety of green building and LID practices.

Pending Incentives

Current Incentives

Recommended Action by Naiop

Jurisdiction: State of Maryland

MD/DC Naiop Member: Mike McCabe mikemc@foday.com

Contact: Jenn Gallicchio
410-260-7523
Maryland Energy Administration
1623 Forest Drive
Annapolis, MD 21403
jgallicchio@energy.state.md.us

Pending Legislation

A full list of legislation can be found at <http://mlis.state.md.us/2008rs/billfile/hb0624.htm>

Current Legislation

Public Facilities

- In April 2005, the Maryland House and Senate passed legislation requiring that a green building standard, such as LEED (Silver), be used for state capital projects.
- In October 2001, Maryland's governor issued an Executive Order calling for all capital projects greater than 5,000 square feet to earn LEED Certification.

Private Development

- The state also approved a green building tax credit for commercial developers.

Pending Incentives

Programs & Incentives

- Solar Grants- Funding of up to \$10,000 to install qualified solar energy systems in homes and commercial buildings
- Geothermal Heat Pump Grants- Up to \$10,000 to install qualified geothermal heat pumps in homes and businesses.
- Windswept Grant Program- The Windswept Grant Program will help offset a portion of the cost of small scale wind energy projects
- Green Building Tax Credit- Tax credit for the construction or rehabilitation of a green building
- Energy Performance Contracting- Energy savings pays for the cost of the project
- Clean Energy Production Tax Credit
- Property Tax exemption for Solar & wind systems- 100% exemption for cost of system & also partial on Geo Thermal
- Had tax credits but all allocation used at this time.

Utility Incentives & Policies

- BGE- Utility Rebate Program
Up to 50% of cost for retrofit and 75% of incremental costs for new construction

State Incentives

- Transportation Grant Program- Now Accepting Applications
- Geothermal Heat Pump Grants – Now Accepting Applications
Up to \$1,000 to install qualified geothermal heat pumps in homes and businesses.
- Solar Grants (renewable)
- Windswept Grant Program
- Wind Anemometer Loans (renewable)- MEA is loaning wind measuring devices to landowners for up to one year to determine the economic feasibility of installing a wind turbine
- Green Building Tax Credit- Tax credit for the construction or rehabilitation of a green building

- Clean Energy Production Tax Credit - Initial Credit Certificate
The Clean Energy Incentive Tax Credit offers Marylanders a state income tax credit for electricity generated by qualified resources
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-

Jurisdiction: State of Virginia

MD/DC Naiop Member: Chuck Claar

Contact:

Pending Legislation

Public Facilities

Private Development

Current Legislation

Public Facilities

Over 5,000 square feet or renovation greater than 50% of value to be Green Globes or LEED.

Pending Incentives

Private Development

- On March 4, 2008 the Governor Kaine signed into law HB 239, amending and reenacting Section 58.1-3221.2 of the Code of Virginia thus declaring energy efficient buildings to be a separate class of taxation from other real property. The amended code provides for localities in the Commonwealth to levy equal or lesser taxes on energy efficient buildings, as defined in the code as meeting the performance standards of LEED, Energy Star, Green Globes or EarthCraft.

Current Incentives

- Property Tax exemption for Solar
 - Exempts solar energy equipment and recycling equipment from local property taxes
 - Currently offered in Alexandria, Fairfax, Falls Church, Loudoun & Prince William among others

Recommended Action by Naiop
