



NYC's New Climate Mobilization Act Has Serious Implications for Building Owners

Last Spring, New York City passed the new Climate Mobilization Act, which impacts all buildings over 25,000 square feet, and is part of the City's long-term goal to reduce greenhouse gas emissions by 80% by the year 2050. The goal of reducing carbon emissions is a worthy one, but it will take time, effort and significant investment.

"The Climate Mobilization Act provides challenges as well as benefits for the future of New York City and for property owners," says Peter Lampen, DEPM Vice President + Architect. "Setting up strategies now will help spread out the expense while also resulting in significant energy savings over the long term." Douglas Elliman Property Management has programs in place to help our managed properties create long-term energy plans and carry them out within their budgets. Not only will this help them avoid fines and penalties, but the improvements made will reduce energy use and increase property values for each individual unit owner.



Installing new windows can greatly reduce energy consumption, while also increasing indoor comfort



Be sure to seal window air conditioners during the off season to keep heat in, and clean filters when the warm weather returns, for maximum efficiency.

What You Can Do Now

Unit owners can initiate some important energy saving measures that will have significant impact on the entire building's consumption. Such as:

- If you have through-the-wall or window-installed air conditioners, make sure they are the most energy-efficient models available. Be sure to seal them during the off-season.
- Upgrade to high efficiency windows
- Install thermal window shades, plastic insulation, weather stripping and/or draft stoppers to keep the heat in during cold weather and the AC in during hot weather.
- Install low-flow toilets and showerheads to reduce water consumption
- Replace incandescent or coil style light bulbs with LED bulbs
- Change air filters semi-annually
- If you have an in-unit water heater, turn the thermostat down when you are out of town, or year-round as long as the temperature remains comfortable
- Shut down computers and other devices

when not in use, and unplug chargers from the wall

- Turn off lights and air conditioners when not in use
- If you have an in-unit washer and dryer, use cold water only, and be sure your unit is an energy-efficient model
- When it comes time to replace your dishwasher and/or refrigerator, buy the most energy-efficient model
- Put rugs or carpeting on at least some of the floors
- Use "smart" power strips that shut down when not in use or flip off regular power strips when not in use
- Consider a "smart home" system, such as Alexa or Apple Home, which allows you to control appliances from your smart phone
- Seal the door to the elevator or common hallway to keep heat or air conditioning from escaping
- If you have ceiling fans, change the



Low flow fixtures and energy efficient appliances help save water and reduce electricity costs.

direction depending on the season: push warm air down in winter and up in summer

- Vacuum and dust refrigerator coils; this can increase efficiency significantly
- Be sure AC units and heaters are not blocked by furniture or other barriers
- Inform your Super or Manager of any leaky faucets or running toilets to reduce water consumption. ❖

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Energy Incentives

Along with the City's campaign to reduce carbon emissions comes a spate of new and expanded incentive programs designed to encourage energy efficiency. The New York State Energy Research and Development Authority (NYSERDA) and the NYC Retrofit Accelerator offer a variety of incentives, from low-interest loans and energy-saving advice to free energy upgrades such as meters, monitors, and low-flow attachments for bathroom fixtures.

Solar energy incentives are also on the rise, with New York State tax credits,



Tax credits and other incentives can make the payback on solar power quite reasonable.



Financial incentives are available for buildings to install energy monitors and other fuel-saving devices.

low-interest loans and other options available to buildings that install solar panels. At the Cosmopolitan, a rental complex in Queens, DEPM is working closely with the owners, consultants and contractors to install solar panels on eight of their rooftops. Because of the tax credits and other incentives available, the property expects a payback period of just three years. In addition to reducing operating expenses and providing tax benefits to the owners, this solar project will provide tremendous environmental benefit, preventing the release of over 5 million pounds of CO2 and other pollutants into the atmosphere. ❖

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Or click on Properties & Applications to begin the sales or leasing process. For more information, speak to your property manager or accounts receivable representative by calling 212-370-9200.

RECYCLING



Recycling is part of the City's efforts to improve the environment while also reducing the waste stream. Be sure to follow building rules about separating garbage, compost, paper, plastic, bottles and cardboard. Recycling rules should be clearly posted next to every garbage chute and trash storage area in the building. ❖