

STATE OF NEW YORK

4399

2025-2026 Regular Sessions

IN SENATE

February 4, 2025

Introduced by Sen. COMRIE -- read twice and ordered printed, and when printed to be committed to the Committee on Corporations, Authorities and Commissions

AN ACT to amend the public authorities law, in relation to establishing environmental standards for public authorities

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Article 9 of the public authorities law is amended by
2 adding a new title 13 to read as follows:

3 TITLE 13

4 ENERGY EFFICIENCY

5 Section 2990. Definitions.

6 2991. Applicability.

7 2992. Energy targets.

8 2993. Energy assessments and efficiency plan.

9 2994. Solid waste management plan.

10 2995. New construction, renovations and leases.

11 2996. Procurement.

12 2997. State authorities energy efficiency council.

13 2998. Reports.

14 2999. Assistance from other authorities.

15 § 2990. Definitions. For the purposes of this title, the following
16 words and terms shall have the following meanings:

17 1. "Building or facility" means a single building or facility or a
18 group of buildings or structures at a single site that is owned, leased,
19 operated or funded by a state authority that exceeds twenty thousand
20 square feet of space. For the purposes of this title, the term "facili-
21 ty" shall include any highway, parkway or public road owned, operated or
22 maintained by a state authority.

EXPLANATION--Matter in italics (underscored) is new; matter in brackets
[-] is old law to be omitted.

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1 2. "Council" means the state authorities energy efficiency council
2 established pursuant to section twenty-nine hundred ninety-seven of this
3 title.

4 3. "DEC" means the department of environmental conservation.

5 4. "Fuel cell" means a device that produces electricity directly from
6 hydrogen or hydrocarbon fuel through a non-combustive electro-chemical
7 process.

8 5. "Greenhouse gas" means carbon dioxide, methane, nitrous oxide,
9 hydrofluorocarbons, perfluorocarbons and sulphur hexafluoride.

10 6. "NYSERDA" means the New York state energy research and development
11 authority.

12 7. "OGS" means the office of general services.

13 8. "Renewable energy" means energy produced from the following sourc-
14 es: solar thermal, photovoltaics, wind, hydroelectric, geo-exchange and
15 tidal/wave energy.

16 9. "State authority" shall mean the state authorities listed in
17 section twenty-nine hundred ninety-one of this title.

18 10. "State interagency committee" means the state interagency commit-
19 tee on sustainability and green procurement established pursuant to
20 executive order number four of two thousand eight.

21 § 2991. Applicability. 1. The provisions of this title shall only
22 apply to the following state authorities:

23 Battery Park City Authority

24 Capital District Transportation Authority

25 Central New York Regional Transportation Authority

26 Development Authority of the North Country

27 Dormitory Authority of the State of New York

28 Long Island Power Authority

29 Metropolitan Transportation Authority

30 New York Convention Center Operating Corporation

31 New York State Bridge Authority

32 New York State Energy Research and Development Authority

33 New York State Olympic Regional Development Authority

34 New York State Thruway Authority

35 Niagara Frontier Transportation Authority

36 North Country Power Authority

37 Power Authority of the State of New York

38 Rochester-Genesee Regional Transportation Authority

39 2. Notwithstanding the provisions of subdivision one of this section,
40 the provisions of this title shall not apply to a building or facility
41 owned, leased or operated by a state authority established pursuant to
42 titles one and one-A of article five of this chapter, which building or
43 facility or vehicle or vehicle fleet is used primarily to produce,
44 generate, transmit or store energy and power.

45 § 2992. Energy targets. 1. All buildings or facilities or vehicles or
46 vehicle fleets owned, leased, under which the state authority pays
47 directly for energy, or operated by a state authority shall meet the
48 following targets and timetable to achieve reductions in greenhouse gas
49 emissions, energy and water consumption:

50 (a) reduce greenhouse gas emissions that result from state authority
51 operations from the established baseline measurements by twenty percent
52 by the year two thousand twenty-nine, thirty percent by the year two
53 thousand thirty-four and forty percent by the year two thousand thirty-
54 nine. Emission reductions shall be measured on an absolute basis and not
55 adjusted for facility expansion, load growth or weather;

1 (b) reduce overall energy consumption at buildings or facilities or
2 vehicles or vehicle fleets owned or leased, under which the state
3 authority pays directly for energy, by the state authority from the
4 established baseline measurements by fifteen percent by the year two
5 thousand twenty-nine, twenty percent by the year two thousand thirty-
6 four and thirty percent by the year two thousand thirty-nine;

7 (c) reduce potable water use from the established baseline measurement
8 by ten percent by the year two thousand twenty-nine, twenty percent by
9 the year two thousand thirty-four and thirty percent by the year two
10 thousand thirty-nine; and

11 (d) obtain by generation or procurement fifteen percent of annual
12 electricity consumption from renewable sources by the year two thousand
13 twenty-nine, twenty-five percent by the year two thousand thirty-four
14 and fifty percent by the year two thousand thirty-nine.

15 2. Each state authority that owns, leases or operates a building or
16 facility or vehicle or vehicle fleet shall establish a baseline measure-
17 ment of greenhouse gas emissions, electricity and water consumption
18 levels for the period beginning January first, two thousand twenty-one
19 and ending December thirty-first, two thousand twenty-two for such
20 building or facility or vehicle or vehicle fleet. The baseline measure-
21 ment shall be the average of the two year period.

22 3. The council is authorized, upon the application of a state authori-
23 ty, to reduce or decrease one or more efficiency targets required under
24 this section if the state authority can demonstrate to the satisfaction
25 of the council that it has achieved substantially the overall target or
26 goal prior to the final target year. For the purposes of this subdivi-
27 sion, substantial achievement shall mean meeting ninety percent or more
28 of the target or goal.

29 § 2993. Energy assessments and efficiency plan. 1. Energy assessments.

30 (a) A state authority that owns, leases or operates a building or facil-
31 ity shall conduct an annual onsite assessment and evaluation of energy
32 and water consumption and expenses of such building or facility. The
33 assessment shall include the following information:

34 (1) the total number of buildings and facilities owned, leased or
35 operated by the state authority and the total square footage for such
36 buildings and facilities;

37 (2) the total annual energy consumption, listed by energy source, for
38 each building or facility;

39 (3) the total annual energy cost calculated per square foot, and list-
40 ed by energy source, for each building or facility;

41 (4) the total annual water consumption for each building or facility;

42 (5) the total annual cost for fuel used by authority-owned vehicles,
43 listed by fuel type and the average mileage efficiency of vehicles by
44 vehicle class owned or leased by the state authority; and

45 (6) a breakdown by percentage of the total renewable energy used by
46 each building or facility.

47 (b) In developing this assessment, the state authority may seek the
48 advice and assistance of other state agencies and entities, such as DEC,
49 NYSERDA or OGS.

50 2. Energy efficiency plan. (a) Based on the initial assessment
51 conducted pursuant to subdivision one of this section, each state
52 authority shall develop and submit to the council for its approval an
53 energy efficiency plan to meet the targets, goals and timetable estab-
54 lished pursuant to subdivision one of section twenty-nine hundred nine-
55 ty-two of this title.

1 (b) The plan shall describe specific measures to be taken to reduce
2 the state authority's greenhouse gas emissions, energy and water
3 consumption in accordance with such targets and goals. The plan shall
4 also describe any policies adopted, and projects pursued, by the state
5 authority to increase the use of renewable energy sources and other
6 alternative sources.

7 (c) The council shall approve the plan if the plan:

8 (1) provides a detailed and comprehensive plan for achieving the
9 targets and goals set forth in section twenty-nine hundred ninety-two of
10 this title; and

11 (2) can be implemented in a cost-effective manner.

12 (d) The plan shall be amended to reflect any changes or updates
13 reported in the annual assessment pursuant to subdivision one of this
14 section.

15 (e) With respect to buildings and facilities that contain less than
16 twenty thousand square feet in space, a state authority is encouraged to
17 assess, develop and implement efficiency and waste management plans
18 consistent with the targets, goals and timetables required pursuant to
19 this title.

20 § 2994. Solid waste management plan. 1. For purposes of this section,
21 "solid waste" shall have the same meaning as is found in subdivision one
22 of section 27-0701 of the environmental conservation law, but shall not
23 include source, special nuclear or by-product material as defined in the
24 atomic energy act of 1954, as amended, or hazardous waste which appears
25 on the list or satisfies the characteristics of hazardous waste promul-
26 gated pursuant to section 27-0903 of the environmental conservation law,
27 or low level radioactive waste as defined in section 29-0101 of the
28 environmental conservation law.

29 2. (a) All state authorities shall prepare and submit to the council
30 for its review and approval a solid waste management plan for such
31 authority for at least a ten-year period.

32 (b) The solid waste management plan, which shall be in a form devel-
33 oped by the council, shall, at a minimum:

34 (1) identify, describe and characterize the solid waste stream to be
35 managed in the planning period;

36 (2) assess existing and alternate proposed solid waste management
37 programs and facilities;

38 (3) identify the parties with responsibility to implement each element
39 of the plan and the steps which must be undertaken by each; and

40 (4) set forth a timetable for implementing the plan, including estab-
41 lishing annual goals.

42 (c) Such plan shall strive to achieve the objectives of the state
43 solid waste management policy set forth in section 27-0106 of the envi-
44 ronmental conservation law, provide for or take into account management
45 of all solid waste within the planning unit, and embody, as may be
46 appropriate to the circumstances, sound principles of solid waste
47 management, natural resources conservation, energy production, and
48 employment creating opportunities.

49 (d) The council shall approve a plan if the plan contains the elements
50 set forth in paragraph (b) of this subdivision. Thereafter such plan
51 shall become the solid waste management plan in effect for such authori-
52 ty. If the plan as submitted does not contain the elements set forth in
53 paragraph (b) of this subdivision, the council shall state the reasons
54 for its determination and require the state authority to re-submit an
55 amended plan for approval.

1 § 2995. New construction, renovations and leases. 1. (a) The design
2 and construction of any new buildings or facility, or the substantial
3 renovation of an existing building or facility, by a state authority
4 shall comply with the standards and regulations promulgated by OGS
5 pursuant to article four-C of the public buildings law. This subdivision
6 shall also apply to a building or facility, fifty percent or more of the
7 funding for the purchase, lease, design, construction or substantial
8 renovation thereof is funded directly or indirectly by a state authori-
9 ty.

10 (b) For the purposes of this section, the term "substantial reno-
11 vation" shall mean: a capital project in which the scope of work
12 involves at least two of the following primary building systems: elec-
13 trical, plumbing, boiler, elevator, HVAC, roof replacement, window
14 replacement, lighting or external masonry, painting and plastering; and
15 the building area in which the construction is performed will be unoccu-
16 piated due to the nature of the construction for thirty days or more.

17 2. Any leases entered into by a state authority, including the renego-
18 tiation or extension of existing leases, shall:

19 (a) incorporate lease provisions that encourage energy and water effi-
20 ciency wherever life-cycle cost-effective. Build-to-suit lease solicita-
21 tions shall contain criteria encouraging sustainable design and develop-
22 ment, energy efficiency, and verification of facility performance;

23 (b) include a preference for facilities having the ENERGY STAR build-
24 ing label in their selection criteria for acquiring leased facilities;
25 and

26 (c) encourage lessors to apply for an ENERGY STAR building label and
27 to explore and implement projects that will reduce costs, including
28 projects carried out through the lessors' energy-savings contracts.

29 § 2996. Procurement. 1. Procurement from specification list. (a) All
30 purchases of commodity, equipment, services and technologies made by a
31 state authority shall be pursuant to procurement lists and specifica-
32 tions promulgated by the state interagency committee. Such committee
33 shall review annually newly developed or manufactured products, commod-
34 ities, equipment, services and technologies, and shall issue updated
35 procurement lists and specifications, if necessary.

36 (b) In addition, all state authorities shall procure commodities,
37 equipment, services and technologies that meet or exceed the following
38 minimum specifications:

39 (1) Recycled content. To the maximum extent possible, state authori-
40 ties shall seek to reduce the use of copy paper and other paper
41 products. Any purchase of copy paper and other paper supplies for which
42 the United States environmental protection agency has developed recycled
43 content recommendations pursuant to section six thousand two of the
44 federal resource conservation and recovery act shall be required to meet
45 or exceed the state authority's minimum post-consumer material content
46 percentages recommended in the most recent recovered materials advisory
47 notice issued for such commodity in the federal register; provided,
48 however, that xerographic paper shall contain no less than thirty
49 percent post-consumer recycled content. All copy and janitorial paper
50 shall be processed chlorine-free to the extent practicable. All state
51 authorities shall print publications on recycled paper, and minimum
52 percentages shall be met unless costs for such paper exceed the cost of
53 other available commodities by more than ten percent.

54 (2) Waste reduction. State authorities shall seek to reduce waste in
55 products and packaging, including the formulation of policies to promote
56 the use of double-sided copying and printing to the greatest extent

1 practicable. State authorities shall favor durability, repairability and
2 reuse when purchasing supplies.

3 2. If a commodity or equipment is not on a procurement list, the state
4 authority shall select ENERGY STAR and energy-efficient products when
5 acquiring energy-using products or equipment. For products or equipment
6 for which ENERGY STAR labels are not yet available, the state authority
7 shall follow the guidelines adopted by the department of state pursuant
8 to article sixteen of the energy law that designate target energy effi-
9 ciency levels for such product or equipment.

10 3. A state authority may procure a commodity, equipment, service or
11 technology through a process that does not comply with this section when
12 the purchase of the commodity, equipment, service or technology is
13 necessary to respond to an emergency which endangers public health or
14 safety, provided such authority shall within seven business days file a
15 written report with the authority's budget office and the office of the
16 state comptroller, which shall become part of the procurement record.
17 The report shall contain the following information:

18 (a) a description of the emergency that prevented compliance with
19 subdivisions one and two of this section;

20 (b) the name of the commodity or technology, or a description of the
21 service, its use and intensity of use;

22 (c) a description of the steps being taken to safeguard public health
23 and safety during the emergency; and

24 (d) an explanation of how such an emergency can be avoided in the
25 future.

26 4. (a) Beginning one year after the effective date of this section,
27 all state authorities, when procuring commodities, equipment, services
28 or technology, shall follow practices and develop solicitation specifi-
29 cations that meet or exceed the minimum specifications established in
30 subdivision one of this section. All such contracts shall include a
31 statement describing how such minimum specifications were met.

32 (b) In the event that a state authority receives no bids or proposals
33 that meet the specifications developed pursuant to paragraph (a) of this
34 subdivision, such agency or authority may withdraw the request for bids
35 or proposals and begin a new procurement with new specifications without
36 such specifications and award a contract in accordance with other appli-
37 cable statutes; provided, however that such authority shall document the
38 reasons why such procurement does not meet the minimum specifications
39 established in subdivision one of this section, and submit such documen-
40 tation for inclusion in the annual report required pursuant to this
41 title and to the office of the state comptroller for inclusion in the
42 procurement record, provided further that the length of any such
43 contract shall be limited to a period of two years. Prior to the termi-
44 nation of the contract, the state authority shall issue a new request
45 for bids or proposals with the specifications developed pursuant to
46 paragraph (a) of this subdivision.

47 5. (a) Nothing in this section shall be construed as requiring a state
48 authority to procure a commodity, equipment, service or technology that
49 does not meet the form, function and utility required by such authority,
50 or as requiring a state authority to procure a commodity, equipment,
51 service or technology the cost of which exceeds the cost of an alterna-
52 tive available commodity or service by more than ten percent.

53 (b) When determining and comparing costs, state agencies and authori-
54 ties shall consider cost as defined in section one hundred sixty of the
55 state finance law.

1 6. Training and education. OGS, with the assistance of the DEC, the
2 department of health, and the office of the state comptroller, within
3 twelve months of the effective date of this section, shall design and
4 begin implementation of a training program for senior managers and state
5 authority staff involved in procurement to familiarize them with their
6 responsibilities under this section and ensure the effective and effi-
7 cient implementation of the provisions of this section. Such program
8 shall provide for new employee training and ongoing training.

9 § 2997. State authorities energy efficiency council. There is hereby
10 established within DEC a state authorities energy efficiency council.
11 The commissioner of DEC shall determine the number of, and appoint the
12 members to the council, provided that there shall be at least one repre-
13 sentative each from NYSERDA and OGS. The council shall be responsible
14 for monitoring, overseeing and reporting on the actions taken by state
15 authorities to achieve the energy reduction targets required under this
16 title, and shall have the following duties and responsibilities:

17 1. Develop formats for the energy efficiency plan, solid waste manage-
18 ment plan and progress reports, and establish the dates for submission
19 of the plans and reports;

20 2. Assist state authorities and their coordinators to prepare the
21 energy efficiency and waste management plans, to implement the plans,
22 and to meet the targets and goals set forth in this title;

23 3. Approve the energy efficiency plan or waste management plan submit-
24 ted by a state authority;

25 4. Evaluate the progress of state authorities in implementing their
26 energy efficiency and waste management plans, and meeting the targets
27 and goals set forth in this title;

28 5. Compile the information submitted by state authorities in the
29 progress reports and report on the progress made toward achieving the
30 goals described in the efficiency plan;

31 6. Provide technical assistance to state authorities necessary to
32 satisfy reporting requirements;

33 7. Develop and maintain data management systems as are necessary to
34 document energy usage in a manner consistent with, and in support of,
35 the development and implementation of the energy efficiency targets and
36 goals;

37 8. Prepare an annual report to the governor and the legislature pursu-
38 ant to section twenty-nine hundred ninety-eight of this title.

39 § 2998. Reports. 1. Progress reports. (a) Each state authority shall
40 prepare and submit to the council an annual progress report in a form or
41 manner, containing such information or data, and on such date determined
42 by the council. The report shall be certified as accurate and complete
43 by the executive director of the state authority.

44 (b) At a minimum, such report shall describe:

45 (1) the state authority's efforts regarding reduction in energy and
46 water consumption; waste reduction and recycling activities; recycled
47 product procurement; quantities of material recycled;

48 (2) the progress made toward achieving the targets and goals mandated
49 in this title;

50 (3) the progress made toward increasing the use of renewable energy
51 sources; and

52 (4) barriers to achieving progress towards meeting the targets and
53 goals.

54 2. Annual report. The council shall prepare and submit to the governor
55 and the legislature an annual report, which shall contain the following:

1 (a) a summary of the results from the progress reports submitted by
2 the state authorities;

3 (b) a description of the overall progress by the state authorities
4 towards achieving the energy consumption and water use reduction
5 targets;

6 (c) a description of the overall progress by the state authorities
7 towards implementing their waste management plans;

8 (d) a comparison of results of energy efficiency activities taken by
9 the state authorities during prior years;

10 (e) identifying those state authorities that have performed poorly
11 towards achieving the efficiency targets and goals or implementing their
12 waste management plan;

13 (f) recommendations to improve or enhance the energy efficiency and
14 waste management efforts of state authorities.

15 § 2999. Assistance from other authorities. Upon the request of any
16 state authority that is subject to the provisions of this title and that
17 is located in its service areas, NYSERDA or OGS, whichever is appropri-
18 ate, shall provide whatever assistance necessary to help the state
19 authority meet the energy efficiency targets and other goals established
20 in this title. Such assistance shall include, but not be limited to:

21 1. financing and developing programs to increase the efficiency of
22 energy use and to facilitate the development of co-generation;

23 2. financing, designing, developing and providing energy efficiency
24 and clean energy technology projects, programs and services;

25 3. financing, designing, developing and providing programs and
26 services related to renovation or retrofitting of buildings and facili-
27 ties to address energy efficiency, energy conservation, the use of
28 renewable energy and the reduction of air and other pollution.

29 § 2. Severability. If any clause, sentence, paragraph, section or part
30 of this act shall be adjudged by any court of competent jurisdiction to
31 be invalid, the judgment shall not affect, impair, or invalidate the
32 remainder thereof, but shall be confined in its operation to the clause,
33 sentence, paragraph, section or part thereof directly involved in the
34 controversy in which the judgment shall have been rendered.

35 § 3. This act shall take effect immediately.