

## Estimated Costs\* and Suggested Alternatives of PLANYC Green Roof Tax Abatement, Based on Preliminary Rules

\*Estimates based on interviews with several certified architects / engineers and nurseries

March 3, 2009

| Required Step                                              | Estimated Cost                                                           | Necessary?                                                                  | Time            | Alternative                                                                   | Alt. Cost                                      | Alt. Time  |
|------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------|------------------------------------------------|------------|
| Structural Analysis                                        | \$5,000+                                                                 | Yes                                                                         | 2 weeks         | Remove requirement for calculations; require applicant to retain any analysis | Less than \$5,000                              | N/A        |
| Vegetation: Mats or Pre-vegetated modules (material costs) | \$3.25-4.50/s.f.                                                         | Yes                                                                         | 1 year          | Cuttings or 1" plugs (material costs)                                         | .30 to \$1.20/s.f.                             | 2 weeks    |
| Zoning Analysis                                            | \$250 simple; \$5000 complex (if need to apply for roof extension, etc.) | No for a basic extensive green roof; only if physical work done to building | 1 day to 1 week | No assessment required                                                        | \$0                                            | 0 days     |
| Expediter for application                                  | \$2,750                                                                  | Yes                                                                         | Several months  | Streamlined process can be signed off if meets checklist of requirements      | \$0                                            | 2 weeks    |
| Permit Costs                                               | \$550+                                                                   | No                                                                          | N/A             | Charge \$75 to \$100 such as for DoT revocable consent application            | \$75 to 100                                    | N/A        |
| Roof Plan                                                  | \$0 to \$5000                                                            | No                                                                          | 2 weeks         | Require signature from Engineer / Architect but not plans                     | \$0 to less than \$5,000                       | A few days |
| Construction Sign-off                                      | \$500 to \$1000                                                          | No                                                                          | N/A             | Streamlined application doesn't require sign-off                              | \$0                                            | N/A        |
| <b>Totals</b>                                              | \$9,050 to 19,300 plus plant costs                                       |                                                                             |                 |                                                                               | less than \$5,000 to \$11,000 plus plant costs |            |

**Estimate of Tax Abatement Value Based on Draft Rules, per Square Foot**

| <b>Cost Breakdown / Sample Roofs</b> | <b>Abatement Savings</b> | <b>Extraneous, Required Plant Costs (vegetated mat - cuttings)</b> | <b>Average Extraneous Admin Costs</b> | <b>Total Extraneous Costs</b> | <b>Appx. Net Value of Abatement, per s.f.</b> | <b>Appx Time from commencement to completion of installation</b> |
|--------------------------------------|--------------------------|--------------------------------------------------------------------|---------------------------------------|-------------------------------|-----------------------------------------------|------------------------------------------------------------------|
| 1000 s.f. green roof                 | \$4,500                  | \$4,200                                                            | \$3,975                               | \$8,175                       | <b>-\$3.68</b>                                | <b>15 months</b>                                                 |
| 10000 s.f. green roof                | \$45,000                 | \$34,500                                                           | \$3,975                               | \$38,475                      | <b>\$0.65</b>                                 | <b>15 months</b>                                                 |
| 25000 s.f. green roof                | \$100,000                | \$73,750                                                           | \$3,975                               | \$77,725                      | <b>\$0.89</b>                                 | <b>15 months</b>                                                 |

**Estimated project savings of tax abatement, in percent**

**PlaNYC initiative: proposed tax abatement to cover 35% of project cost**

A 1,000 s.f. green roof, at \$22/s.f.: -3.23/s.f. would cause a **LOSS of 15% of the project cost**

A 10,000 s.f. green roof, at \$20/s.f.: \$1.10/s.f. is a **savings of 3% of the project cost**

A 25,000 s.f. green roof, at \$18/s.f.: \$1.62/s.f. is a **savings of 5% of the project cost**