

Green Building Incentive Program Description – Exhibit A

The Green Building Incentive Program (GBIP) is designed to foster the development of more high-performance, sustainable (“green”) buildings throughout the City in order to achieve the City’s goals for an environmentally and socially responsible, vibrant, healthy, and prosperous environment that improves the quality of life, as identified in the Community Sustainability Action Plan (2018).

This program utilizes the **Leadership in Energy and Environment Design (LEED)** certification, the most widely used green building rating system in the world. LEED provides a framework for designing, building, and operating healthy, highly efficient, and cost-saving green buildings and is available for virtually all building types.

Benefits Include:

- Developers: Increased property value, leadership recognition, recaptured cost
- Owners: Increased occupancy rates
- Tenants: Lowered operating costs, decreased energy and water consumption
- Employees: Increased health, comfort and productivity
- Community: Reduced greenhouse gas emissions, increased mobility opportunities, decreased pressure on water, electric, and other limited resources

Qualification Requirements:

- Minimum of 1,000 square feet gross floor area.
- Commercial building (including commercial multi-family).
- New building or substantial enlargement ([defined](#) by the City of Orlando).
- Eligible LEED Certification types include:
 - Commercial and high-rise multifamily (greater than six stories) buildings must achieve a minimum certification of LEED Building Design and Construction (BD+C) Silver, *excluding LEED “Core and Shell,” which is not eligible.*
 - Low-rise and mid-rise multifamily (six stories or less) buildings must achieve a minimum certification of LEED Homes Silver.
 - Substantial enlargement projects must achieve a minimum certification of LEED Building Design and Construction (BD+C) Silver, *excluding LEED “Core and Shell,” which is not eligible.*

Incentive Program:

- This is a performance-based incentive requiring that participants achieve LEED Silver or greater before receiving the tax rebate incentive.
- For qualifying projects, the City will provide the following tiers of incentive:
 - Tier I (LEED Silver): **1-year, 50%** real property tax refund on the City portion of the new tax increment generated by the project.
 - Tier II (LEED Gold): **1-year, 75%** real property tax refund on the City portion of the new tax increment generated by the project.
 - Tier III (LEED Platinum): **1-year, 100%** real property tax refund on the City portion of the new tax increment generated by the project.

Note: If multiple structures are built on property, incentive will apply only to incremental property appraised value of LEED Silver+ certified structure.

Program Cap:

- The program has a cap of \$2,500,000 in Agreements approved.
- No single project shall receive more than \$250,000 from this program.
- No agreements shall be approved after December 31st, 2025.
- No GBIP incentive payments shall be made after June 30th, 2030.

Disqualifications:

- Developments receiving other tax incentives from the City of Orlando are not eligible for the Green Building Incentive Program.
- Developments receiving other financial incentives from the City of Orlando, *may* be ineligible for this program.

Application Process:

Once a potential qualifying project is identified, the Office of Sustainability and Resilience will work with the client through the application process, approval, and rebate claim filing.

1. Submit: **GBIP Application Form** to the Office of Sustainability and Resilience for review. Contact this office with any questions throughout the process.
 - *Note: A Project becomes ineligible to apply for the program after the Building Permit application is filed. GBIP applicants must complete their building permit applications with the LEED section completed – indicating the intended level of LEED certification to be achieved.*
 - *The GBIP Agreement will allow for flexibility in terms of the LEED level/program tier originally planned versus that which is ultimately achieved, so long as the completed project reaches a minimum of*

LEED Silver, in order to receive program benefits.

2. Gain Approval: The Office Sustainability and Resilience will review the application for completeness and eligibility before providing a recommendation for approval by the Chief Administrative Officer. Once approved, a **GBIP Agreement** offer will be issued. This must be signed and returned by the applicant within 60 days of issuance by the City.
3. Submit Claim: Once LEED certification is attained and property taxes have been paid, submit a **GBIP Tax Rebate Claim Form** by May 1st, accompanied by proof of LEED certification. The amount paid to City of Orlando in property taxes will be determined through a report provided to the City by the Orange County Tax Collector.
4. Receive Tax Rebate: The **GBIP Incentive** will be issued within 60 days of the City receiving the claim.

For more information on qualification requirements or to apply for the program, please contact the Office of Sustainability and Resilience at: {insert email}.