



# National Green Building Certification

## Incentives Summary Sept 2011

The National Green Building Standard (ICC 700-2008) was approved by the American National Standards Institute (ANSI) as an American National Standard on January 29, 2009. The Standard provides criteria for rating the environmental impact of design and construction practices to achieve conformance with specified performance levels for green residential buildings. Since the Standard has been approved by ANSI, municipalities and government officials have consistently deemed it on par or superior to other residential green rating systems.

**ARKANSAS, City of Bentonville** – In December 2009, the Bentonville City Council adopted the National Green Building Standard to serve as a guide for builders and developers that want to voluntarily participate in the NAHB Research Center's National Green Building Certification Program. The City of Bentonville is the first community in Arkansas to adopt the Standard, and according to the Mayor of Bentonville, the city wants to serve as a model for other Arkansas cities.

**ARKANSAS, City of Little Rock** – The Building Codes Division provides financial incentives for green building projects up to \$1,500 per project to cover certification costs to the National Green Building Standard.

**COLORADO, City of Longmont** – The City of Longmont adopted the National Green Building Standard as the building code for the city.

**DELAWARE** – Delaware provides a \$5,000 incentive for homebuyers who select a home built to a minimum of either the National Green Building Standard Gold certification level or the Gold LEED for Homes level. The program deems the two green building rating standards equivalent for purposes of applying for the financial incentive.

**FLORIDA, Miami-Dade County** – Miami-Dade County will expedite all building permits for green buildings certified by the NAHB Research Center, the USGBC, and the Florida Green Building Coalition.

**FLORIDA, Volusia County** – Volusia County established an incentive program that fast tracks permits and reduces fees for the construction and remodeling of green buildings certified by the NAHB Research Center, USGBC, Green Globes, and Energy Star. The program expires in 2012 or when the funds are expended.

**GEORGIA** – Effective January 1, 2011 Georgia adopted the National Green Building Standard with 2011 Georgia Amendments as a permissive (optional) statewide code. The code applies to detached one- and two-family dwellings and multiple single-family dwellings (townhouses) as prescribed in the International Residential Code. It is available for local government adoption and enforcement. Local governments choosing to enforce any permissive codes must adopt the code(s) they wish to enforce, as well as administrative procedures and penalties.

**HAWAII** – Hawaii passed legislation that requires each county agency that issues building permits, construction, or development-related permits to establish a procedure for priority processing of permit applications that incorporate energy and environmental building standards, and earn at least a silver rating.

**IDAHO, City of Moscow** – The city offers builders an option to be certified to the National Green Building Standard, and any home that achieves the Gold certification level or higher receives a medallion to affix to the home.

**ILLINOIS** – The Illinois Qualified Allocation Plan for Low Income Housing Tax Credits awards 8 points to new construction or rehab projects that secure third-party certification to the Emerald level of the National Green Building Standard.

**INDIANA** – The Indiana Qualified Allocation Plan for Low Income Housing Tax Credits requires all new construction to demonstrate minimum energy efficiency by meeting one of the following certifications: LEED, Energy Star, or the National Green Building Standard. A project can be awarded up to 6 points for meeting the Emerald certification level of the NGBS.

**MARYLAND** – In April 2011, Governor O’Malley signed HB 630 which expands the definition of High Performance Homes to include those certified as Silver, Gold, or Emerald under the National Green Building Standard, as well as homes certified as Silver, Gold, or Platinum under the LEED for Homes rating system.

**MISSOURI** – Under the Missouri Qualified Allocation Plan for Low Income Housing Tax Credits, homes that are certified under the National Green Building Standard receive priority status with regard to credit availability. This is a significant incentive given ongoing competition for low-income housing tax credits among developers.

**NEW MEXICO** – The New Mexico Qualified Allocation Plan for Low Income Housing Tax Credits awards 18 points for projects with a commitment to obtain Build Green NM Certification, which is largely based on the National Green Building Standard but administered by Build Green NM. The state also adopted a Sustainable Building Tax Credit that provides up to \$11,000 for a Build Green NM Gold-level certified home.

**NEW YORK** – In September 2009, Governor Paterson signed the Residential Green Building Grant Program into law. The program provides generous financial incentive to encourage residential construction of new homes and the substantial renovation of existing homes pursuant to the National Green Building Standard or LEED for Homes. Importantly, the Standard and LEED for Homes were deemed equivalent rating systems by the legislation for purposes of qualifying for the financial incentive. The program includes new single-family homes, new multifamily homes with up to 11 housing units, and substantial renovations of existing homes. The program calls for financial incentives to qualified building owners ranging from a single-family maximum of \$5,125 up to a maximum of \$13,375 in buildings with 12 units. A building owner cannot receive more than \$120,000 in incentives during any calendar year.

**NORTH CAROLINA, Catawba County** – Catawba County provides a 25% rebate of the blanket permit fee, not to exceed \$500, for new homes certified to the National Green Building Standard.

**NORTH CAROLINA, Chatham County** – Until the local green building program was recently retired, the county provided a \$250 rebate on permitting fees for buildings certified under the NAHB Research Center’s National Green Building Certification Program.

**OHIO, City of Cincinnati** – The City of Cincinnati asked the Cincinnati chapter of The American Institute of Architects (AIA) to compare LEED for Homes and the National Green Building Standard to determine if they should accord homes that are Green Certified to the Standard the same tax credit available to homes that are LEED-certified. As a result, AIA published a comprehensive comparison of the U.S. Green Building Council’s LEED for Homes rating system and the National Green Building Standard. The report found them to be largely similar and recommends that the Standard be used to qualify homes for the tax benefits.

**PENNSYLVANIA** – In Pennsylvania, the High Performance Building Program provides financial assistance in the form of grant or loan funds for eligible applicants to underwrite the cost premiums associated with the design and construction or major renovation of high performance buildings in the state. Eligible residential projects must meet the criteria of either the National Green Building Standard or LEED for Homes, with a few additional requirements that were specified by the State of Pennsylvania. Loans are available up to \$100,000 and grants up to \$500,000.

**SOUTH CAROLINA, City of Columbia** – The Green Building Incentive Program provides financial and other incentives for residential buildings certified to the National Green Building Standard, LEED for Homes, Earth Craft, Build Green Greater Columbia, or HealthyBuilt Homes. The amount of the incentive varies with the project’s cost and the level of green certification.

**TENNESSEE, City of Nashville** – The Nashville Codes Department offers a green building permit to recognize projects that “demonstrate responsible, quality construction with respect to energy efficiency, environmental impact, and reductions in the use of shared municipal resources.” Applicants for a green building permit receive expedited processing as long as they include documentation of their intent to be certified to the National Green Building Standard. After construction is completed and inspected, applicants receive a green use and occupancy certificate.

**For more information, please contact us at [www.nahbgreen.org/ContactUs](http://www.nahbgreen.org/ContactUs).**