Dear Neighbor,

I'm excited to share some news with you about New York State's all-electric buildings law, which was passed as part of the 2023-24 state budget. Moving away from fossil fuels makes sense on so many levels – from reducing our dependence on foreign fuels and their volatile prices, to preventing asthma, carbon monoxide poisoning and other health problems linked to natural gas. This new law is going to fight climate change, improve New Yorkers' health and save families money.

Since buildings alone account for 32% of greenhouse gas emissions in New York, they need to be part of our response to the climate crisis. Starting in 2026, the all-electric buildings law will require most new buildings in New York to use electric heat and appliances, instead of planet-destroying fossil fuels. The law includes many commonsense exemptions to help ensure a smooth roll-out that benefits all New Yorkers.

A generation from now, our children will be glad we chose to adopt ambitious laws like this one. Together, we can fight climate change, reduce our energy costs and protect New Yorkers' health. To learn more about the all-electric buildings law, or if you have questions or concerns about an issue, please do not hesitate to contact my office at **212-288-4607** or **seawrightr@nyassembly.gov.**

Sincerely,
Assembly Member
Rebecca A. Seawright

NEW YORK'S ALL-ELECTRIC BUILDINGS LAW: What it means for you

Scan this QR code to learn more about the law:

Resources for affordable energy upgrades

Several programs are available for New Yorkers looking to improve their energy efficiency and save money. See if you may qualify:

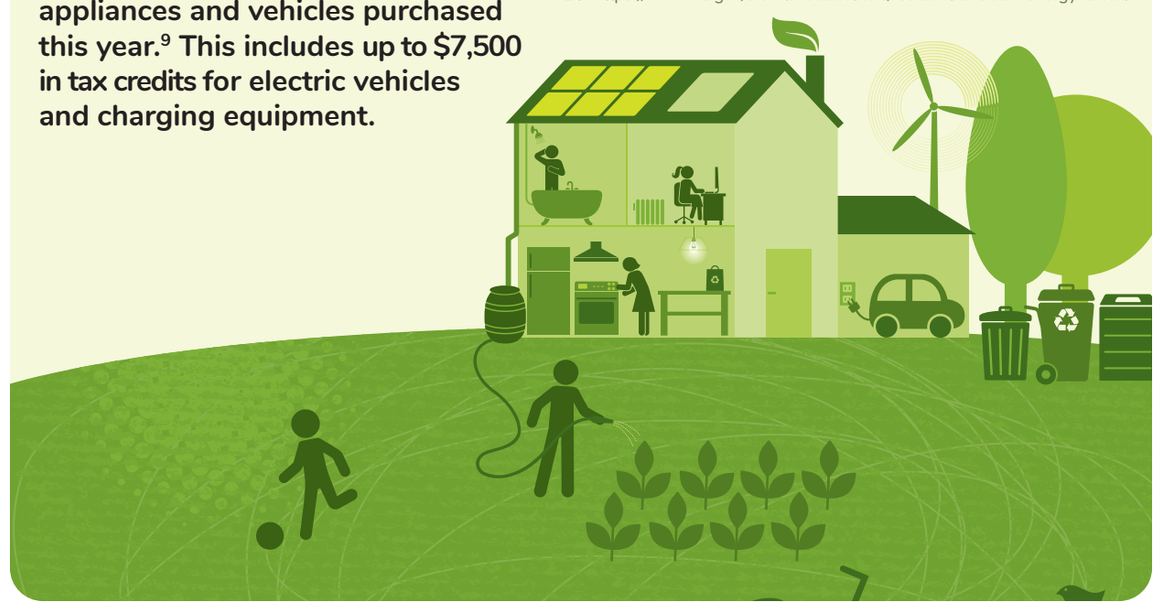
EmPower NY provides no-cost energy efficiency solutions to income-eligible New Yorkers, helping nearly 160,000 families to date.[8] Renters and homeowners both qualify for these **free upgrades**.

The federal **Inflation Reduction Act** includes tax credits and rebates that can help save you thousands on energy-efficient home renovations, appliances and vehicles purchased this year.[9] This includes up to $7,500 in tax credits for electric vehicles and charging equipment.

The **Energy Efficient Home Improvement Credit** can save you up to **$1,200** a year for upgrades like insulation, doors, windows and skylights, home energy assessments and high-efficiency central air conditioning. Water heaters and heat pumps may also qualify.

The **Residential Clean Energy Credit** includes eligible rooftop solar panels, wind turbines, geothermal heat pumps and standalone batteries to store electricity. If you choose to install any of these in your home, you may qualify for a **30% tax credit**.[10] Qualifying expenses include labor, permits, and inspection, with no cap on the total purchase price.

8. nyserda.ny.gov/All-Programs/EmPower-New-York-Program
9. https://www.irs.gov/pub/taxpros/fs-2022-40.pdf
10. https://www.irs.gov/credits-deductions/residential-clean-energy-credit



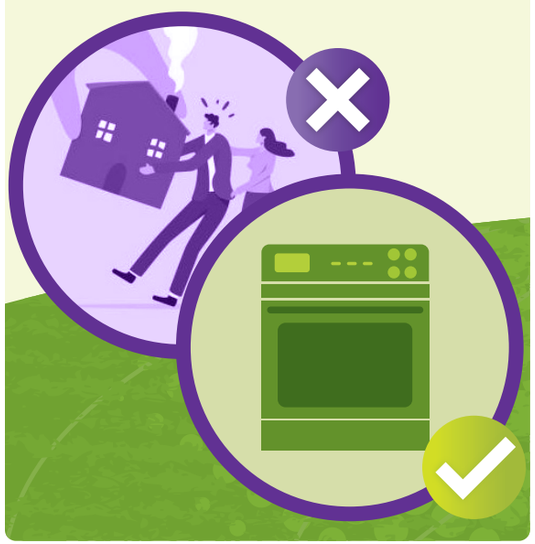
The truth about NYS's all-electric buildings law

Myth: New Yorkers will be forced to switch their homes over to electric.

Fact: The law does not apply to existing buildings. It will prevent most new buildings from installing fossil fuel-burning equipment.

Myth: New York has banned gas stoves or will even be seizing them from homes.

Fact: Gas stoves are still legal in New York State under this law, and New Yorkers are free to keep the stoves currently in their homes. Even if your current stove breaks, you will still be allowed to purchase and install a replacement gas stove.



Myth: New York's grid can't handle the energy demand from new all-electric buildings.

Fact: The grid is up to the task; energy-efficient all-electric buildings will use significantly less electricity than buildings that run on fossil fuels.[1] New York is also rapidly increasing its grid's capacity with renewable energy sources.[2] In places where the grid can't handle this increase in demand, waivers can be issued.

Myth: All-electric buildings are more expensive to maintain and/or build.

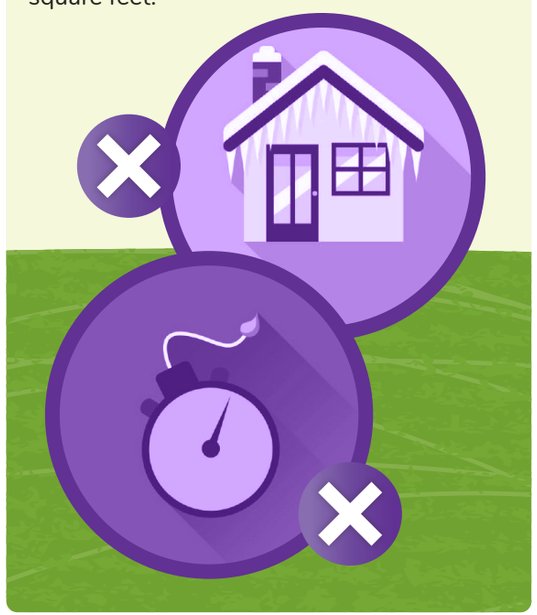
Fact: The reality is the opposite; a report by Win Climate even showed that homeowners can save nearly $1,000 a year on their heating bills by living in electrically heated homes.[3] According to the Rocky Mountain Institute, all-electric homes are cheaper to build in the first place. This is because all-electric homes only need a single heat pump system, eliminating separate, redundant systems for oil or gas.[4]

Myth: Only fossil fuels can effectively heat buildings in our cold climate, especially during power outages.

Fact: New research shows that electric heat pumps can heat homes in temperatures as low as -13 degrees, all while using just 1/3 of the energy of gas or oil heat, helping families reduce their utility bills by hundreds of dollars every year.[5,6] During power outages, gas furnaces also require electricity, leaving them equally vulnerable compared to heat pumps.[7] Gas-powered generators are still permitted under New York's law.

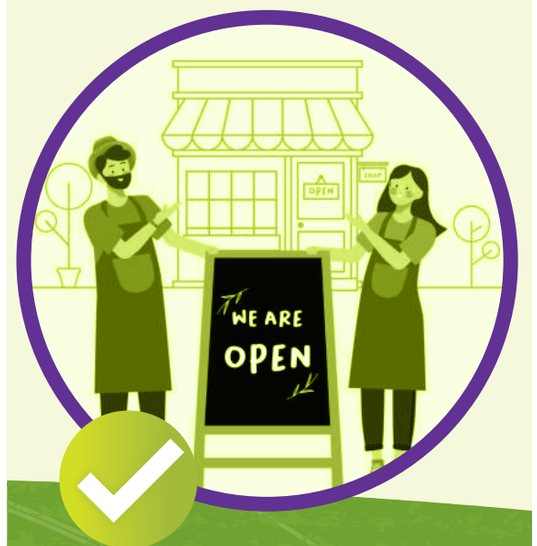
Myth: These new requirements are in effect now.

Fact: They will not take effect for a couple more years. Starting in 2026, most buildings under seven stories and commercial buildings over 100,000 square feet will be subject to the requirement. Then, in 2029, the requirement will extend to most buildings taller than seven stories, and commercial buildings under 100,000 square feet.



Myth: This law applies to every new building in New York.

Fact: Many types of buildings are exempt, including restaurants; hospitals and other medical facilities; agricultural buildings; manufactured homes; factories; laboratories; car washes; laundromats; emergency management facilities; wastewater treatment facilities; water treatment and pumping facilities; fuel cell systems; crematoriums, and buildings which the state defines as critical infrastructure. Additionally, construction projects can be issued a waiver by the Building Codes Council if the local electric provider cannot reliably serve the new building.



1. NYSERDA, Integration Analysis Appendix G, December 2022, page 35.
2. New York State Climate Act § 14; Chapter 735 of the Laws of 2019.
3. https://drive.google.com/file/d/14cm1hLk4DlIY_vK8gyOwTcRIAIaa3kUT/view
4. https://rmi.org/insight/the-economics-of-electrifying-buildings-residential-new-construction/
5. https://sealed.com/resources/winter-heat-pump/
6. https://map.rewiringamerica.org/states/new_york-ny
7. https://www.trueheatingcolorado.com/blog/2021/march/what-to-do-with-gas-furnace-during-power-outage/