



NEW YORK STATE SENATOR

Mark Grisanti

Senator Grisanti Proposes Bill to Increase Number of Green Homes Built In New York State

Mark Grisanti

April 24, 2012

ISSUE:

- [Environment](#)

COMMITTEE:

- [Environmental Conservation](#)



Senator Mark Grisanti (R-60) today announced his sponsorship of bill (S-6664) to establish a real property tax exemption of thirty five percent for a period of no longer than twenty years for homes that meet certain specific National Association of Home Builders (NAHB) or Leadership in Energy and Environmental Design (LEED) standards. The goal of this legislation is to incentivize builders to invest in green homes which are typically more expensive to build.

Builders will have to ensure that the lot is located near mass transit, protects high value vegetation, soil improved with organic mulch, low flow showers and toilets mandated, energy star rating of 3.0 or higher, at least one renewable energy for the house, rain barrels provided at no less than 2 downspouts and over fifty percent of the internal components must be green certified products. These are some but not all of the requirements spelled out in the legislation.

“Green homes are gaining in popularity and can make a home more desirable in a slow market. Homeowners want a home that will reduce their energy costs, be healthier for their family and be kinder to the environment. With this legislation I am eager to help builders decide that the investment in green building will be beneficial,” said Senator Mark Grisanti. “Green builders like Natale Builders in Buffalo are not only making homes that exceed building codes and are cost effective to own but also minimize environmental impact. New York State wants to provide

incentives for all new construction to head down this road.”

“I applaud Senator Mark Grisanti, Chairman of the Environmental Conservation Committee, for taking the initiative to create a Green Homes bill. My Company, Natale Builders, believes that home buyers deserve a better built, healthier home that is environmentally friendly. It is our responsibility, as home builders, to deliver a product that people want and to create self sufficient , energy efficient homes that meet or exceed government standards for conservation. Why aren’t we all dedicated to “Green Living”? It is my hope that other lawmakers support this important piece of legislation introduced by Senator Grisanti,” said Angelo Natale, President and CEO, Natale Builders.

Green building increases building value while decreasing utility expenses and maximizing resources while minimizing environmental impact. Green buildings are crafted to exceed building codes while remaining cost-effective to own and operate without sacrificing quality construction.

The NAHB estimates that U.S. homebuyers are willing to pay 11-25 percent more for green homes and the demand for green homes will rise 900 percent over the next five years. Additionally, over 40 percent of current home remodels are constructed with green products.