

## 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**