

# ASSEMBLY, No. 1966

## STATE OF NEW JERSEY 215th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2012 SESSION

**Sponsored by:**

**Assemblyman JOHN F. MCKEON**

**District 27 (Essex and Morris)**

**Assemblyman UPENDRA J. CHIVUKULA**

**District 17 (Middlesex and Somerset)**

**Assemblyman HERB CONAWAY, JR.**

**District 7 (Burlington)**

**Assemblyman PETER J. BARNES, III**

**District 18 (Middlesex)**

**Co-Sponsored by:**

**Assemblyman Milam, Assemblywoman Vainieri Huttle, Assemblymen Schaer, Ramos, DeAngelo, Gusciora, Fuentes, O'Donnell, Caputo, Johnson, Mainor, Assemblywomen Jasey, Quijano, Tucker, Watson Coleman, Assemblyman Coutinho, Assemblywoman Riley, Assemblymen Greenwald, Giblin, Burzichelli, Assemblywomen Wagner, Lampitt, Assemblymen Coughlin and Diegnan**

**SYNOPSIS**

Permits developer to qualify for low-interest loan from NJEDA when building a high performance green building.

**CURRENT VERSION OF TEXT**

Introduced Pending Technical Review by Legislative Counsel



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1 AN ACT concerning the financing of certain high performance green  
2 buildings by the New Jersey Economic Development Authority  
3 and supplementing P.L.1974, c.80 (C.34:1B-1 et seq.).  
4

5 **BE IT ENACTED** by the Senate and General Assembly of the State  
6 of New Jersey:  
7

8 1. a. In consultation with the Commissioner of Community  
9 Affairs, the executive director of the New Jersey Economic  
10 Development Authority shall establish and administer a program  
11 that makes low-interest loans available to a developer or  
12 redeveloper who constructs a new building or renovates an existing  
13 building that, when completed, qualifies as a high performance  
14 green building. The executive director shall adopt rules and  
15 regulations, pursuant to the "Administrative Procedure Act,"  
16 P.L.1968, c.410 (C.52:14B-1 et seq.), necessary to effectuate the  
17 purposes of this section.

18 b. As used in this section, "high performance green building"  
19 means a commercial, industrial, or mixed use building having at  
20 least 15,000 square feet in total floor area that is designed and  
21 constructed in a manner that achieves at least :

22 (1) a silver rating according to the Leadership in Energy and  
23 Environmental Design Green Building Rating System as adopted by  
24 the United States Green Building Council ;

25 (2) a silver rating according to the National Green Building  
26 Standards as adopted by the International Code Council and the  
27 American National Standards Institute;

28 (3) a two globe rating according to the Green Globes Program as  
29 adopted by the Green Building Initiative; or

30 (4) a comparable numeric rating according to a nationally  
31 recognized, accepted, and appropriate numeric sustainable  
32 development rating system, guideline, or standard as the  
33 Commissioner of Community Affairs, in consultation with the  
34 Commissioner of Environmental Protection, the Director of Energy  
35 Savings established pursuant to Executive Order No. 11 of 2006,  
36 and the Board of Public Utilities, may designate by regulation.  
37

38 2. This act shall take effect immediately.  
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41 STATEMENT  
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43 This bill requires the executive director of the New Jersey  
44 Economic Development Authority ("authority"), in consultation  
45 with the Commissioner of Community Affairs, to establish and  
46 administer a program that makes low-interest loans available to a  
47 developer or redeveloper who constructs a new building or

1 renovates an existing building that, when completed, qualifies as a  
2 “high performance green building.” A “high performance green  
3 building” is defined in the bill as a commercial, industrial, or mixed  
4 use building having at least 15,000 square feet in total floor area  
5 that is designed and constructed in a manner that achieves at least:  
6 1) a silver rating according to the Leadership in Energy and  
7 Environmental Design (“LEED”) Green Building Rating System as  
8 adopted by the United States Green Building Council; 2) a silver  
9 rating according to the National Green Building Standards as  
10 adopted by the International Code Council and the American  
11 National Standards Institute; 3) a two globe rating according to the  
12 Green Globes Program as adopted by the Green Building Initiative;  
13 or 4) a comparable numeric rating according to a nationally  
14 recognized, accepted, and appropriate numeric sustainable  
15 development rating system, guideline, or standard as the  
16 Commissioner of Community Affairs, in consultation with the  
17 Commissioner of Environmental Protection, the Director of Energy  
18 Savings established pursuant to Executive Order No. 11 of 2006,  
19 and the Board of Public Utilities, may designate by regulation.