

## **GREEN BUILDING TAX ABATEMENTS (GBTA)**

### **REGISTRATION & CERTIFICATE OF ELIGIBILITY APPLICATION PROCESS:**

Building owners may be eligible for a partial property tax abatement for renovating existing buildings or constructing new buildings that were built to the [U.S. Green Building Council \(USGBC\) Leadership in Energy and Environmental Design \(LEED\)](#) rating system under the Green Business Certification Inc. (GBCI) green building standard or the [Green Globes](#) rating system under the Green Building Initiative (GBI) green building standard and are subject to the Nevada Governor's Office of Energy (GOE) program criteria as identified in [NRS 701A.110](#) and [NAC 701A.220](#). The partial property tax abatement is designed to provide a financial incentive to businesses that build sustainable commercial buildings or renovate existing buildings to a higher efficiency.

Once the building owner registers the project with either the LEED or Green Globes rating system, the owner or applicant on behalf of the owner, applies for the partial property tax abatement with the GOE. Projects must submit a registration application and all required documentation within 120 days of registering with one of the rating systems.

The project registration application and the application fee of \$750 are remitted to the GOE to register the project. Upon receipt of all documentation and information required, the owner or applicant on behalf of the owner, will be notified in writing acknowledging the project has been received and the GOE will forward a copy of the application and the written notification to the appropriate parties.

After registering the project with the GOE, the owner or applicant on behalf of the owner, has 48 months to complete the renovations or construction of the project and submit documentation demonstrating GBCI or GBI certification. When the owner or applicant on behalf of the owner receives certification from the GBCI or GBI, the Certificate of Eligibility (COE) application, the application fee of \$1,000 and all required documentation are submitted to the GOE. Upon receipt of all information and documentation, the Director will review the project and determine if the building or other structure is eligible for a partial tax abatement. Upon determining that the building or other structure is eligible for a partial tax abatement, the Director will issue a Certificate of Eligibility and forward a copy of the application and COE to the appropriate parties.

### **PROGRAM REQUIREMENTS:**

To qualify for a partial tax abatement, a building or structure must meet the equivalent of the Silver level or higher under the LEED rating system or a rating of Two Green Globes or higher under the Green Globes rating system. The terms and duration of the partial tax abatement are based upon the number of points awarded for optimized energy performance, energy consumption, or energy performance. ([R128-18](#))

To continue receiving the partial tax abatement, projects are required to submit documentation annually, on or before the anniversary date of the issuance of the COE, in accordance with [NAC 701A.260](#).

## GBTA FAQ's:

**Q: Is the partial property tax abatement per building, per project, or per parcel number?**

A: The partial property tax abatement is awarded per certified building or structure, there can be multiple buildings within one project which could be located on one or multiple parcels. Only one partial tax abatement will be awarded per parcel. Only one partial tax abatement will be awarded per building.

**Q: What happens if the scope of the project changes?**

A: An owner or applicant on behalf of the owner should report a change which will change the amount of the partial tax abatement being sought. Once a certificate of eligibility is issued the owner or applicant on behalf of the owner cannot change an application and the partial tax abatement will only apply based on the original certificate of eligibility.

**Q: How soon will the partial property tax abatement take effect?**

A: It depends on when a certificate of eligibility is granted. If the certificate of eligibility is granted between July 1<sup>st</sup> and March 31<sup>st</sup> the abatement becomes effective on July 1<sup>st</sup> of that fiscal year. If it is granted between April 1<sup>st</sup> and June 30<sup>th</sup> the abatement becomes effective on July 1<sup>st</sup> of the following fiscal year.

Please note, the certificate of eligibility application must be received by December 1<sup>st</sup> of the previous year for the partial tax abatement to be effective July 1<sup>st</sup> of that fiscal year.

**Q: As a homeowner am I eligible for the partial property tax abatement?**

A: No, it is designed to offset the cost to businesses that build sustainable commercial buildings.

**Q: What is the incentive for smaller projects to pursue a LEED or GG certification and receive the partial property tax abatement?**

A: For small scale projects, the initial costs along with the annual compliance requirements may not be cost effective; therefore, it is recommended that applicants contact one or more independent third-party firms to evaluate estimated costs and benefits before pursuing a partial property tax abatement.

**Q: Are there other program requirements that I need to know?**

A: After the certificate of eligibility is awarded, the owner or applicant on behalf of the owner must submit annual compliance reports. The GOE will review the reports to determine that the building or other structure is still complying with the original terms of the partial property tax abatement with a particular focus and emphasis on determining that the energy conservation measures upon which the certificate of eligibility was based are still being achieved and the building is still operating in general compliance with the original project requirements. For further information refer to NAC 701A.260

## **GREEN BUILDING TAX ABATEMENT PROCESS TIMELINE AND IMPORTANT DATES:**

### **New Construction:**

\_\_\_ Register the project with GBCI or GBI.

\_\_\_ Submit Registration Application along with the registration fee and required documentation to the GOE within **120** days of registering the project with GBCI or GBI.

\_\_\_ Complete the project within **48 months** and submit the COE application along with the application fee and required documentation to the GOE or request an extension.

\_\_\_ After the Certificate of Eligibility has been awarded, annually on or before the anniversary date of the issuance of the COE, submit the annual documentation required to the GOE to determine continued eligibility (See NAC 701A.260).

### **Existing Building:**

\_\_\_ Register the project with GBCI or GBI.

\_\_\_ Submit Registration Application along with the registration fee and required documentation to the GOE within **120** days of registering the project with GBCI or GBI.

\_\_\_ Complete the renovations on the project within **48 months** and submit the COE application along with the application fee and required documentation to the GOE or request an extension.

\_\_\_ After the Certificate of Eligibility has been awarded, annually on or before the anniversary date of the issuance of the COE, submit the annual documentation required to the GOE to determine continued eligibility (See NAC 701A.260).