

## Green Building Incentive Strategies

Click [here](#) for a quick overview of incentive strategies | Click [here](#) for a dynamic search tool that searches all LEED-based public policy initiatives

State and local governments across the country have found that one of the most effective strategies to encourage green building is through targeted financial and structural incentives. Rewarding developers and homeowners who choose to build green is an effective way to encourage the adoption of best-practices in design, construction and operations while simultaneously improving the health, prosperity, and quality of life for all.

And while green buildings have proven to deliver real and quantifiable energy, water and financial savings to consumers and governments alike—the benefits of building green extend far beyond the building footprint and deep into the community. Green building creates jobs, reduces strain on public infrastructure and resources, creates and maintains a healthier indoor and outdoor environment, and inspires growth and innovation in the local economy. In recognition of the positive and transformative impact that sustainable buildings and communities are having on pressing local, state and regional issues, state and local governments both large and small are using effective government incentives to promote leadership in the design, construction and operation of our nation's communities.

### Structural Incentives

Simple modifications in zoning permissions and review processes can yield impressive dividends for developers and building owners alike. Structural incentives such as density bonuses and expedited permitting are implemented at low or no cost to government authorities and encourage developers to build green by making healthy, efficient and high-performance buildings an even more attractive option.

**Expedited Review/Permitting Processes:** Review and permitting processes can vary greatly in length from one jurisdiction to another. In some cases these processes can take months or even years, resulting in increased project costs and delays on returns. Reducing the duration of the review and permitting process for verifiable green building projects can result in major cost savings for the developer. Expedited permitting allows a municipality to offer a significant incentive with little or no financial investment, since it only requires a shift in permitting priority.

For examples click [here](#).

**Density Bonuses:** Density bonuses provide an opportunity for municipalities to tie incentives to specific local public policy priorities. Many municipalities allow for percentage increases in Floor Area Ratio (FAR) or other measures of density contingent upon certification or proof of building green. Even municipalities with height restrictions are providing height bonuses (another form of a density bonus) for green buildings, particularly for urban infill projects. These additional bonuses in density yield both short- and long-term dividends for developers and building owners through the rent or sale of additional units allowed by the bonus incentive.

For examples click [here](#).

### Financial Incentives

Financial incentives are a highly successful means of encouraging developers to follow green building practices. And while financial incentives necessarily require a financial investment in cleaner, healthier buildings, state and local governments are finding that these investments pay dividends to the community's Triple Bottom Line: ecology, economy, and equity.

**Tax Credits and Abatements:** Many municipalities already offer tax credits and abatements as a means of advancing specific policy agendas. Abatements work by exempting property owners from paying taxes for a period of time. Credits work by crediting specific tax liabilities back to owners of these properties. These same principles are being applied to homes and developments that achieve measurable, verifiable green building goals. And while this incentive has an up-front cost to the municipality, the increased assessed property value from an energy-efficient, greener building frequently offsets any reduction in tax revenue over time.

For examples click [here](#).

**Fee Reductions or Waivers:** Some municipalities that charge fees for permit review or other permitting processes are offering reductions or waivers for developers or contractors who commit to verifiable green building practices. While this incentive comes at a marginal cost to government authorities, the benefits of a healthier and more efficient building stock pay dividends the entire community. In many cases, this incentive can be paired with a structural incentive such as expedited permitting.

For examples click [here](#).

**Grants:** Grants for green building developers and homeowners are being established by state and local governments to entice construction and renovation project teams to go green in markets that may otherwise be resistant. These programs can be funded through taxes or fees, or through federal and state funds. Such grants are usually awarded to homeowners or developers to subsidize or render more profitable the design and construction of high-performance buildings. Grant programs often require homeowners and developers to submit a proposal for the grant funding, or meet specific program goals.

For examples click [here](#).

**Revolving Loan Funds:** While the long-term benefits of building smart, efficient and healthy buildings are well documented, so too are the concerns over the up-front costs of a green building retrofit. Revolving loan funds allocate low interest loans from a large fund to those seeking to build or renovate to verifiable green building standards. These loans are then repaid to the fund at a rate lower than the operational cost savings from the improvements so that both the building owner and the fund, collects on cost-savings in the first month. The result is the removal of a major financial barrier to green building and a constantly-replenished fund that can continue to provide additional loans to the community.

For examples click [here](#).

## Other Incentives

**Technical Assistance:** Another low cost incentive that is gaining in popularity is the offering of technical expertise and assistance through a government authority for green building projects. As consumer demand surrounding green building continues to grow exponentially, residential and commercial builders can greatly benefit from technical expertise to keep pace with the innovation of this developing market. Free technical assistance provides this familiarization and realizes the potential created by a locality or state that is flush with green building expertise and innovation. Technical assistance is commonly offered by building department staff with a professional credential of a green building expert.

For examples click [here](#).

**Marketing Assistance:** Developers and owners of green buildings have much to gain from the increased marketability of third-party certified, high-performance green real estate. In recognition of the unique marketability of green buildings, some municipalities are offering free marketing assistance which includes signage, awards, websites, press releases, and other means to help green builders rent and sell their properties more effectively. In addition to incentivizing new construction and green retrofits of existing buildings, the community at large benefits from this increased recognition of sustainability through public education and awareness of the built environment that surrounds them.

For examples click [here](#).

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## Structural Incentives [\[top\]](#)

**Expedited Review/Permitting Processes:** Review and permitting processes can vary greatly in length from one jurisdiction to another. In some cases these processes can take months or even years, resulting in increased project costs and delays on returns. Reducing the duration of the review and permitting process for verifiable green building projects can result in major cost savings for the developer. Expedited permitting allows a municipality to offer a significant incentive with little or no financial investment, since it only requires a shift in permitting priority.

**State of Hawaii:** The state legislature amended its provisions to Hawaiian counties with [HRS 46 19.6](#), requiring priority processing for all construction or development permits for projects that achieve LEED Silver or equivalent.

**Costa Mesa, CA:** The city improved an [incentive program](#) which includes expedited permitting processes for green buildings, which includes LEED certified buildings.

**Dallas, TX:** The City of adopted a green building [ordinance](#) requiring energy and water efficiency improvements for new residential and commercial buildings. Starting in October of 2009 and prior to 2011, new residential construction must submit a residential green building checklist (LEED for Homes, GreenPoint Rated, Green Communities, GreenBuilt North Texas or equivalents) and new commercial construction greater than 50,000 sq feet must attempt a number of priority LEED credits. Expedited permitting is available for all covered projects.

**Gainseville, FL:** The County is providing a fast-track building permit [incentive](#) and a 50% reduction in the cost of building permit fees for private contractors who use LEED.

**Hillsborough County, FL:** Approved the [Residential Green Homes Policy](#), offering expedited permitting to home builders with a completed scorecard from either the LEED for Homes program or the Florida Green Home Standard Checklist. Scorecards must be supplied by a LEED for Homes provider or a qualified, third party green home certifier.

**Issaquah, WA:** Projects achieving LEED certification are placed at the head of the [building permit review](#) line.

**Los Angeles, CA:** [Expedites processing](#) through all departments, if LEED Silver designation is met.

**Miami Lakes, FL:** Established a [Green Building Program](#) that allows for expedited permitting for private developers who build to the Green Building Program's standard which requires developments to meet a minimum of LEED requirements.

**San Diego, CA:** Commercial projects achieving LEED Silver certification will benefit from [expedited discretionary processes](#).

**San Francisco, CA:** Gives [priority permit review](#) for all new and renovated buildings that achieve a LEED Gold certification.

**Santa Monica, CA:** The city passed an [ordinance](#) allowing LEED registered projects to receive expedited permitting. This includes all LEED for New Construction, Homes, Core and Shell.

**Sarasota County, FL:** The County approved a [Green Development Incentive Resolution](#) that provides fast-track permitting for residential and commercial green developments. Incentives apply to projects pursuing applicable LEED standards.

**Washington, DC:** Adopted a [bill](#) requiring the creation of an incentive program for private residential and commercial buildings. Incentives will include expedited permit review.

**Density Bonuses:** Density bonuses provide an opportunity for municipalities to tie incentives to specific local public policy priorities. Many municipalities allow for percentage increases in Floor Area Ratio (FAR) or other measures of density contingent upon certification or proof of building green. Even municipalities with height restrictions are providing height bonuses (another form of a density bonus) for green buildings, particularly for urban infill projects. These additional bonuses in density yield both short- and long-term dividends for developers and building owners through the rent or sale of additional units allowed by the bonus incentive.

**Acton, MA:** The Town adopted a [zoning by-law](#) (section 5.5B.2.2.d) allowing for a density bonus for buildings achieving LEED certification in the East Acton Village District.

**Arlington County, VA:** The County's [Green Building Incentive Program](#), allows commercial projects and private developments earning LEED certification to develop sites at a higher density than conventional projects with bonuses varying depending on the level of LEED certification.

**Bar Harbor, ME:** The City amended its [municipal codes](#) to award a density bonus of an additional market-rate dwelling unit for construction projects in which all dwelling units meet LEED standards. This bonus applies to projects within a Planned Unit Development and compliance is determined by either application or by affidavit for adherence during construction. (To view amended municipal codes, search LEED under keywords or phrases)

**Cranford, NJ:** The [ordinance](#) established a Green Building Density Incentive program whereby redevelopers who achieve LEED certification and comply with the specific program requirements may earn a development density bonus from the Township.

**Nashville, TN:** The Nashville Planning Commission approved a [density bonus](#) for applying LEED to construction projects in certain neighborhood districts. Various bonuses are awarded based on the district where the development is taking place and the level of LEED certification achieved. The details are found on pages 11 and 12 of the staff report.

**Pittsburgh, PA:** Approved an amendment to The Pittsburgh Code entitled "[Sustainable Development Bonuses](#)", granting a density bonus of an additional 20% Floor Area Ratio and an additional variance of 20% of the permitted height for all projects that earn LEED for New Construction or LEED for Core and Shell certification. The bonus is available in all nonresidential zoning districts.

**Portsmouth, NH:** Through an update in its [zoning ordinance](#), the City Council of Portsmouth adopted a density bonus for private projects that use LEED. In Central Business [district] A, projects benefit from a 0.5 increase in Floor Area Ratio that meet appropriate open space requirements and that also build to a minimum of LEED Certified. (To view density bonus in zoning ordinance, see page 90)

**Seattle, WA:** Enacted [zoning legislation](#) that gives a height or density bonus to commercial or residential projects that achieve at least LEED Silver certification and contribute to affordable housing.

**Sunnyvale, CA:** The city recently enacted a group of [incentives and requirements](#) for buildings in their community. The incentives include density and building height bonuses for specific levels of LEED certification. (To view incentives and requirements, see page 33)

## Financial Incentives [\[top\]](#)

**Tax Credits and Abatements:** Many municipalities already offer tax credits and abatements as a means of advancing specific policy agendas. Abatements work by exempting property owners from paying taxes for a period of time. Credits work by crediting specific tax liabilities back to owners of these properties. These same principles are being applied to homes and developments that achieve measurable, verifiable green building goals. And while this incentive has an up-front cost to the municipality, the increased assessed property value from an energy-efficient, greener building frequently offsets any reduction in tax revenue over time.

**State of Maryland:** The state enacted a [tax credit program](#) for businesses that construct or rehabilitate a building that conforms to specific standards intended to save energy and to mitigate environmental impact.

**State of New Mexico:** Created [legislation](#) that provides tax credits based on the square footage of the building. For commercial buildings, the tax credits range from \$3.50 per square foot for buildings that achieve LEED for New Construction Silver certification to \$6.25 for buildings that achieve LEED for New Construction Platinum certification. For residential buildings, the tax credits range from \$5.00 per square foot for buildings that achieve LEED for Homes Silver certification to \$9.00 per square foot for buildings that achieve LEED for Homes Platinum certification.

**State of New York:** The New York State [Green Building Tax Credit Program](#) provides an income tax incentive to commercial developments incorporating specific green strategies informed by LEED.

**State of Oregon:** A LEED [Business Energy Tax Credit](#) (BETC) is being administered by the state Office of Energy. LEED for New Construction, Core and Shell, or Commercial Interiors projects achieving a minimum Silver certification will be eligible.

**Baltimore County, MD:** The County Council has passed bill incentivizing both residential and commercial building in the county via tax credits. New [residential construction](#) that earns a minimum of LEED Silver certification are eligible. Projects earning LEED Silver will earn a 40% property tax credit, 60% for LEED Gold, and 100% for LEED Platinum. The tax credits will be in effect for 3 years or up to 1

million in total incentives. For [commercial buildings](#), tax credits are granted for projects achieving LEED for New Construction, LEED Core and Shell, and LEED for Existing Buildings. LEED for New Construction will earn a 50% property tax credit for Silver, 60% for Gold, and 80% for Platinum. LEED Core and Shell Silver will receive 40%, Gold 50%, and Platinum 70%. LEED for Existing Buildings Silver will earn a tax credit for 10%, 25% for Gold, and 50% for Platinum. The duration of the LEED NC and LEED CS tax credits are for five years consecutive years; whereas, the duration of the LEED EB tax credit is for three years.

**Chatham County, GA:** The Board of Commissioners of Chatham County passed an [ordinance](#) amending the county code, that gives full property state and county tax abatement for commercial buildings achieving LEED Gold certification for the first five years and then tapering off by 20% each year until the tenth year. Qualifying projects are new or expanding businesses in an enterprise zone that increase employment opportunities.

(To view the ordinance, see page 79–85)

**Cincinnati, OH:** Established an [ordinance](#) providing an automatic 100% real property tax exemption of the assessed property value for newly-constructed or rehabilitated commercial or residential properties that earn a minimum of LEED Certified. Buildings that earn LEED Certified, Silver or Gold can receive a real property tax abatement up to \$500,000, with no limit for LEED Platinum buildings.

**Harris County, TX:** The Harris County Commissioners Court adopted an [ordinance](#) establishing a partial tax abatement for costs incurred by developers to certify buildings with the U.S. Green Building Council. Buildings that meet the Certified level would be eligible for tax abatements of 1 percent of the construction costs. Buildings with higher ratings would get higher discounts with buildings that meet the platinum certification level eligible for tax abatements of 10 percent of the construction costs.

**Honolulu, HI:** The City and County of Honolulu passed a [bill](#) providing an exemption from real property taxes on the building improvements for a period of one year on all new commercial, resort, hotel and industrial construction that achieves LEED Certification.

**Howard County, MD:** established a five-year [property tax credit](#) for projects that achieve LEED-NC and LEED-CS. The credit increases depending on the level of certification: 25% for LEED Silver, 50% for LEED Gold and 75% for LEED Platinum. County tax credits for buildings certified under LEED for Existing Buildings extend for three years: 10% for LEED Silver, 25% for LEED Gold and 50% for LEED Platinum.

**Fee Reductions or Waivers:** Some municipalities that charge fees for permit review or other permitting processes are offering reductions or waivers for developers or contractors who commit to verifiable green building practices. While this incentive comes at a marginal cost to government authorities, the benefits of a healthier and more efficient building stock pay dividends the entire community. In many cases, this incentive can be paired with a structural incentive such as expedited permitting.

**Babylon, NY:** The Town passed a [resolution](#) adopting a local law that requires LEED certification for any new construction of commercial buildings, office buildings, industrial buildings, multiple residence, or senior citizen multiple residence over 4,000 square feet. If certification is achieved, the Town will refund the certification fees paid to USGBC by the developer.

**Gainesville, FL:** In addition to an [expedited permitting process](#), private contractors who use LEED can receive a 50% reduction in the cost of building permit fees.

**Mecklenburg County, NC:** Offers [permit fee rebates](#) to projects with proof of LEED certification. Rebates increase proportionate to the level of certification achieved: 10% reductions for LEED Certified, 15% for LEED Silver, 20% for LEED Gold and 25% for LEED Platinum.

**Miami Lakes, FL:** The Town Council adopted an [ordinance](#) that provided a variety of incentives for green building. One of these was a reduction of permitting fees for commercial applicants that prove minimum compliance with LEED-NC, LEED-CS, LEED-CI, LEED-EB and LEED for Schools.

**San Antonio, TX:** The City Council adopted [Ordinance #2006-06-15-0722](#) that approves Phase II of the City's Incentive Scorecard System and authorizes administrative waiver or reduction of certain development fees for projects reaching specified scores from the scorecard. Points are awarded for projects achieving LEED for New Construction or LEED for Homes certification.

**Sarasota County, FL:** The County passed a [resolution](#) allowing for a 50% reduction in the cost of building permit fees for private contractors who use LEED.

**Grants:** Grants for green building developers and homeowners are being established by state and local governments to entice construction and renovation project teams to go green in markets that may otherwise be resistant. These programs can be funded through taxes or fees, or through federal and state funds. Such grants are usually awarded to homeowners or developers to subsidize or render more profitable the design and construction of high-performance buildings. Grant programs often require homeowners and developers to submit a proposal for the grant funding, or meet specific program goals.

**State of Illinois:** On August 24, 2007, the Illinois State Senate amended the [School Construction Law \(Public Act #95-0416\)](#) with the governor's approval, directing the Capital Development Board to only issue grants to school projects with LEED for Schools or comparable rating system certification, or to projects that meet the standards set forth by the Capital Development Board's Green Building Advisory Committee.

**State of New York:** Governor Patterson signed A10684, authorizing the New York State Energy Research and Development Authority (NYSERDA) to create and administer a [green residential building grant program](#) to encourage the construction of new homes and the renovation of existing homes that follow green building standards and criteria based on LEED for Homes.

**Commonwealth of Pennsylvania:** The legislature passed an [act](#) amending school construction reimbursement rates for Pennsylvania

Public Schools, specifically providing hundreds of dollars of funding per pupil for public schools within the Commonwealth with proof of LEED Silver certification or higher, or two Green Globes or higher. In addition four state funds including the \$20 million Sustainable Energy Fund provide grants, loans and "near-equity" investments in energy efficiency and renewable energy projects in Pennsylvania.

**El Paso, TX:** [Grants](#) are awarded at increasing intervals determined on level of LEED certification. Maximum grant allowance is \$200,000 for LEED Platinum for new construction and \$400,000 for LEED Platinum for "multistory existing buildings" that are mixed use and that have been 50% vacant for 5 years, and as further defined by the City.

**King County, WA:** King County Council established a [Green Building Grants Program](#) that offers from \$15,000 to \$25,000 in grant funding to building owners who meet a minimum of LEED Silver for new construction or major renovation in the county, but outside the City of Seattle.

**Los Angeles, CA:** The Los Angeles Department of Water and Power Board of Commissioners, who are appointed by the Mayor, adopted a [policy](#) that established cash incentives for commercial developments. Builders and developers can take advantage of the LADWP Green Building Incentive that offers up to \$250,000 in financial incentives to assist a building in becoming more green and meeting LEED standards.

**Pasadena, CA:** Pasadena Water and Power's [Pasadena LEED Certification Program](#) offers \$15,000 grants for applicants who achieve LEED Certified (\$20,000 for Silver, \$25,000 for Gold and \$30,000 for Platinum).

**Santa Monica, CA:** On January 23, 2004, the City of Santa Monica launched the [Santa Monica Green Building LEED Grant Program](#), providing financial incentives for private developers who earn LEED certification. The grants start at \$20,000 for projects that earn LEED Certified and increase in \$5,000 increments to \$35,000 for projects that earn LEED Platinum certification. On April 22, 2008, the program was expanded to include LEED for Homes certified projects. The grants range from \$2,000 to \$3,500 for multi-family projects and from \$3,000 to \$8,000 for single family homes.

**Seattle, WA:** The City offers a host of [grant programs](#) for various energy efficiency and other sustainability improvements to buildings in the city.

**Revolving Loan Funds:** While the long-term benefits of building smart, efficient and healthy buildings are well documented, so too are the concerns over the up-front costs of a green building retrofit. Revolving loan funds allocate low interest loans from a large fund to those seeking to build or renovate to verifiable green building standards. These loans are then repaid to the fund at a rate lower than the operational cost savings from the improvements so that both the building owner and the fund, collect on cost-savings in the first month. The result is the removal of a major financial barrier to green building and a constantly-replenished fund that can continue to provide additional loans to the community.

**Babylon, NY:** The Town of Babylon's [Long Island Green Homes program](#) offers energy efficiency upgrades to residents at little or no out-of-pocket cost. A self-financing program, LIGH added carbon to its definition of solid waste, tapping solid waste collection funds deep home energy retrofit. For already efficient homes, LIGH may finance on-site renewable energy projects. All expenses are repaid by residents on a schedule that allows residents to take advantage of savings and repay retrofit costs. Repayment schedules are attached to the home in the event of change of owner.

**Berkeley, CA:** The [Berkeley FIRST program](#) opens the door for city residents to make long-term investments in residential photovoltaics with little out up-front cost and guarantees that benefits of solar are realized by the homeowner. Projects are repaid through a property tax on individual program participants spread thinly over 20 years, ensuring that participants both pay for the system and see real benefits. The solar-electric system and the tax obligation remain with the property, allowing initial program participants to transfer their obligations to future homeowners.

**Cambridge, MA:** A city-sponsored non-profit organization, the [Cambridge Energy Alliance](#) (CEA) is investing over \$100 million over the next five to six years to enable energy-efficiency retrofits of half of all city buildings, and reduce electricity demand by 15% and annual GHG emissions by 150,000 tons (10% of city's total). Under the program, CEA participants (residents and businesses) will pay for efficiency and clean energy projects directly or through CEA-arranged financing for a term of up to ten years such that loan repayments are matched or exceeded by annual energy bill savings. No upfront costs will be required for such installations, and there will be no cost to Cambridge or state taxpayers.

**Milwaukee, WI:** The [Milwaukee Energy Efficiency \(Me2\)](#) program offers financing of home energy retrofits for building owners and occupants with immediate savings and no upfront costs. Using both public funds and private capital, Me2 offers longer-term repayment for retrofits through simple additions to municipal services or utility bills at less than the value of energy saved. Repayment schedules are attached to the home in the event of change of owner.

**Sonoma County, CA:** The [Sonoma County Energy Independence Program](#) gives commercial and residential property owners the opportunity to borrow funds to increase their property's energy efficiency including insulation, cool roofing, heating and air conditioning systems, waterless urinals, solar panels and energy efficient windows. The money is paid back as an assessment on the property, due at the same time as the property taxes. Five, ten, and twenty years terms are available at 7 % interest.

## Other Incentives [\[top\]](#)

**Technical Assistance:** Another low cost incentive that is gaining in popularity is the offering of technical expertise and assistance through a government authority for green building projects. As consumer demand surrounding green building continues to grow exponentially, residential and commercial builders can greatly benefit from technical expertise to keep pace with the innovation of this

developing market. Free technical assistance provides this familiarization and realizes the potential created by a locality or state that is flush with green building expertise and innovation. Technical assistance is commonly offered by building department staff with a professional credential of a green building expert.

**State of Minnesota:** Established a [law](#) requiring utilities provide technical assistance for commercial or residential projects that incorporate green building principles in their construction.

**Oakland, CA:** Promotes the use of [green building strategies](#) in private sector development by offering free technical assistance, green building guidelines and public promotion for qualified projects.

**Pasadena, CA:** In addition to financial assistance the [High-Performance Building Program](#) offers free technical assistance in examining new technologies, providing additional resources, and exploring additional financial incentives that may be available.

**San Diego, CA:** Private sector buildings registering for LEED certification may be eligible to receive [technical green building training, support, and education](#).

**Washington, DC:** Enacted a [bill](#) that will establish a Green Building Fund for technical assistance and monitoring of green buildings, education, and incentive funding for private buildings.  
(To view details of the Green Building Fund, see page 13)

**West Hollywood, CA:** The City enacted an [ordinance](#) establishing a Green Buildings Resource Center at West Hollywood City Hall. The center serves as a source of information and outreach to developers and homeowners looking to incorporate green building practices into their projects.

**Marketing Assistance:** Developers and owners of green buildings have much to gain from the increased marketability of third-party certified, high-performance green real estate. In recognition of the unique marketability of green buildings, some municipalities are offering free marketing assistance which includes signage, awards, websites, press releases, and other means to help green builders rent and sell their properties more effectively. In addition to incentivizing new construction and green retrofits of existing buildings, the community at large benefits from this increased recognition of sustainability through public education and awareness of the built environment that surrounds them.

**Charlotte County, FL:** The County Board of Commissioners adopted a [Green Building Ordinance](#) establishing a Green Building Program. New residential projects and residential renovation projects that are certified under the LEED for Homes Rating System and new commercial projects, commercial renovation projects that are certified under the appropriate LEED Rating System, and land developments that are certified under the LEED for Neighborhood Development Rating System are eligible to participate in this program. All program participants will be included in a marketing program to promote green building in Charlotte County. The program includes signage, promotional mailings, press releases, newsletters, websites and awards.

**Oakland, CA:** Promotes the use of green building strategies in private sector development by offering [free technical assistance, green building guidelines and public promotion](#) for qualified projects.

**San Diego, CA:** The City will sponsor a [recognition program](#) for innovative Green Building projects implemented in the public as well as private sector in an effort to encourage and recognize outstanding environmental protection and energy conservation projects.