



Green Building Advisory Committee

Federal Green Leasing: Public Discussion

How to Engage the Commercial Building Market?

April 2023 - Part III

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Objective Of Green Lease Task Group

“The Green Leasing Task Group will explore and recommend approaches to help GSA meet federal requirements for net zero greenhouse gas emissions in its leasing of space in privately-owned commercial buildings for federal use.”

[\(Federal Register Link\)](#)

Approaches for Consideration

If we can demonstrate the economic benefits of Net Zero Emissions (NZE), will that move the market to offer NZE buildings? If so, what would be the best way to do so?

(Federal Register Link)

Approaches for Consideration

*Are there ways in which we can **restructure the relationship between the GSA and the Lessor** that would encourage and enable making net zero emissions improvements?*

[\(Federal Register Link\)](#)

Approaches for Consideration

To what extent should the GBAC investigate: A) any programs that offer potential sources of capital for NZE upgrades? B) What sources of capital are needed to help meet federal leasing compliance?

[\(Federal Register Link\)](#)

Approaches for Consideration

*What **exceptions or alternatives** are reasonable for GSA to allow in cases where a building owner doesn't want to make the upgrades themselves?*

[\(Federal Register Link\)](#)

Approaches for Consideration

In what ways could the GSA accommodate reasonable delays to enable the building owner to conform to federal NZE leasing guidelines, for example, after occupancy?

[\(Federal Register Link\)](#)

Green Leasing Incentives Approaches Recap: How to Engage the Commercial Building Market?

1. *If we can demonstrate the economic benefits of Net Zero Emissions (NZE), will that move the market to offer NZE buildings? If so, what would be the best way to do so?*
2. *Are there ways in which we can **restructure the relationship between the GSA and the Lessor** that would encourage and enable making net zero emissions improvements?*
3. *To what extent should the GBAC investigate: **A) any programs that offer potential sources of capital for NZE upgrades? B) What sources of capital are needed to help meet federal leasing compliance?***
4. *What **exceptions or alternatives** are reasonable for GSA to allow in cases where a building owner doesn't want to make the upgrades themselves?*
5. *In what ways could the GSA **accommodate reasonable delays to enable the building owner to conform to federal NZE leasing guidelines**, for example, after occupancy?*