
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2256 Session of
2014

INTRODUCED BY SIMS, BROWNLEE, THOMAS, PAINTER, O'BRIEN,
McCARTER, McNEILL, PASHINSKI, PARKER, MOLCHANY, GAINNEY,
HAGGERTY, V. BROWN, DONATUCCI, READSHAW AND FLYNN,
MAY 13, 2014

REFERRED TO COMMITTEE ON FINANCE, MAY 13, 2014

AN ACT

1 Amending the act of March 4, 1971 (P.L.6, No.2), entitled "An
2 act relating to tax reform and State taxation by codifying
3 and enumerating certain subjects of taxation and imposing
4 taxes thereon; providing procedures for the payment,
5 collection, administration and enforcement thereof; providing
6 for tax credits in certain cases; conferring powers and
7 imposing duties upon the Department of Revenue, certain
8 employers, fiduciaries, individuals, persons, corporations
9 and other entities; prescribing crimes, offenses and
10 penalties," providing for the High-Performance Buildings Tax
11 Credit.

12 The General Assembly of the Commonwealth of Pennsylvania
13 hereby enacts as follows:

14 Section 1. The act of March 4, 1971 (P.L.6, No.2), known as
15 the Tax Reform Code of 1971, is amended by adding an article to
16 read:

17 ARTICLE XIX-B

18 HIGH-PERFORMANCE BUILDINGS TAX CREDIT

19 Section 1901-B. Scope.

20 This article authorizes the High-Performance Buildings Tax
21 Credit.

1 Section 1902-B. Purpose.

2 The General Assembly declares the purposes of this article
3 are as follows:

4 (1) To promote better energy and environmental standards
5 for construction, rehabilitation and maintenance of buildings
6 in this Commonwealth.

7 (2) To optimize the energy performance of buildings
8 throughout this Commonwealth.

9 (3) To increase the demand for environmentally
10 preferable building materials, finishes and furnishings.

11 (4) To improve environmental quality in this
12 Commonwealth by decreasing the discharge of pollutants from
13 buildings and their manufacture.

14 (5) To create public awareness of new technologies that
15 can improve the health and productivity of building occupants
16 by meeting advanced criteria for indoor air quality.

17 (6) To improve working conditions and reduce related
18 health problems.

19 (7) To reduce this Commonwealth's dependence on imported
20 sources of energy through buildings that conserve energy and
21 utilize local and renewable energy sources.

22 (8) To protect and restore this Commonwealth's natural
23 resources by avoiding development of inappropriate building
24 sites.

25 (9) To reduce the burden on municipal water supply and
26 treatment by reducing potable water consumption.

27 (10) To reduce waste generation and to manage waste
28 through recycling and diversion from landfill disposal.

29 (11) To improve this Commonwealth's capacity to design,
30 build and operate higher performance buildings, and in doing

1 so, to create new jobs and contribute to economic growth.

2 Section 1903-B. Definitions.

3 The following words and phrases when used in this article
4 shall have the meanings given to them in this section unless the
5 context clearly indicates otherwise:

6 "Achievement." Achievement and award of certification by a
7 high-performance green building standard as set forth in section
8 1904-B and adopted by regulation.

9 "Building project." The design, construction and renovation
10 of an inhabited physical structure and project building site.

11 "Commercial interior fit-out." Interior design and
12 installation by owners or tenants of new or existing space,
13 excluding structural components and core and shell elements.

14 "Credit allowance year." The later of:

15 (1) The taxable year during which the property,
16 construction, completion or rehabilitation referred to in
17 section 1905-B(a) has been placed in service or has received
18 a final certificate of occupancy.

19 (2) The first taxable year with respect to which the tax
20 credit may be claimed pursuant to the initial tax credit
21 component certificate issued pursuant to section 1908-B(a).

22 "Department." The Department of Revenue of the Commonwealth.

23 "Eligible building." A building located in this Commonwealth
24 that is any of the following:

25 (1) A residential multifamily building with at least
26 four habitable stories that contains at least 10,000 square
27 feet of interior space.

28 (2) One or more residential multifamily buildings with
29 at least four habitable stories that are part of a single or
30 phased construction project that contains, in the aggregate,

1 at least 20,000 square feet of interior space, provided that
2 in any single phase of a project at least 10,000 square feet
3 of interior space is under construction or rehabilitation.

4 (3) A building used for commercial or industrial
5 purposes of at least 10,000 gross square feet.

6 (4) Any combination of buildings described in paragraph
7 (1), (2) or (3) with at least 30,000 square feet of interior
8 space and a minimum of 10,000 square feet of interior space
9 per building.

10 "High-performance building." A building that is designed to
11 achieve integrated systems design and construction so as to
12 significantly reduce or eliminate the negative impact of the
13 built environment.

14 "LEED." The Leadership in Energy and Environmental Design
15 Green Building Rating System developed by the U.S. Green
16 Building Council.

17 "LEED NC." LEED's rating system for New Construction and
18 Major Renovations.

19 "Tax credit." The High-Performance Buildings Tax Credit
20 authorized under this article.

21 "Taxpayer." A business entity subject to tax under Article
22 III, IV, VI, VII, VIII, IX or XV. The term shall include the
23 shareholder of a Pennsylvania S corporation that receives a tax
24 credit under this article.

25 "Tiers." The level of achievement that must occur to
26 calculate the eligible amount of tax credit available. During
27 the first year of implementation of this article, the term means
28 three levels as follows:

29 (1) Tier I: Achievement of the minimum level required
30 for certification plus one additional level. Tier I shall

1 also require the achievement of Environmental Protection
2 Agency Energy Star rating of at least 85 following the second
3 year of facility operation.

4 (2) Tier II: Achievement of the minimum level required
5 for certification plus two additional levels. Tier II shall
6 also require achievement of Environmental Protection Agency
7 Energy Star rating of at least 90 following the second year
8 of facility operation.

9 (3) Tier III: Achievement of the minimum level required
10 for certification plus three additional levels. Tier III
11 shall also require achievement of Environmental Protection
12 Agency Energy Star rating of at least 95 following the second
13 year of facility operation.

14 The three tier levels shall remain in effect unless and until
15 modifications are made by the department, in consultation with
16 the Department of Environmental Protection, and necessitated by
17 the emergence of new or changes to existing high-performance
18 building standards as defined under sections 1904-B and 1905-B.
19 Section 1904-B. Standards.

20 The high-performance building standards applicable to this
21 article shall meet all of the following minimum criteria:

22 (1) Be consensus-based, as defined by the Office of
23 Management and Budget, Circular No. A-119, dated February 10,
24 1998.

25 (2) At a minimum, include performance-based categories
26 or tax credits that will foster achievement of items under
27 section 1902-B(2), (3), (4), (6), (7), (8), (9) and (10).

28 (3) Require documentation, verifiable calculations or
29 the equivalent procedure to substantiate and support any
30 claims made under this article.

1 (4) Employ third-party, postconstruction review and
2 verification for achievement of certification.

3 (5) Have a track record of certified green buildings in
4 the United States.

5 (6) Comply with LEED NC guidelines for green building
6 certification.

7 Section 1905-B. Eligibility.

8 (a) Projects.--All projects shall meet or exceed a
9 prescribed level of achievement under the adopted high-
10 performance building standard as set forth in section 1904-B.

11 (b) Level of achievement.--The level of achievement to be
12 met under subsection (a) shall be the tier levels.

13 Section 1906-B. High-Performance Building Tax Credit.

14 (a) Eligible taxpayers and buildings.--The High-Performance
15 Building Tax Credit shall be available to a taxpayer, whether
16 owner or tenant, for either the construction of a high-
17 performance building or the rehabilitation of a building which
18 is not a high-performance building into a high-performance
19 building.

20 (b) Application.--A taxpayer may apply for a tax credit
21 against any tax imposed under Article III, IV, VI, VII, VIII, IX
22 or XV. The amount of the credit shall be as specified in section
23 1907-B. The amount of each credit shall not exceed the limit set
24 forth in the initial credit certificate obtained pursuant to
25 section 1908-B(a). In the determination of the tax credit, no
26 cost paid or incurred by the taxpayer shall be the basis for
27 more than one tax credit.

28 (c) Requirements.--The tax credit may not be allowed for any
29 taxable year unless all of the following are met:

30 (1) The taxpayer has obtained and filed both an initial

1 credit certificate and high-performance documentation issued
2 pursuant to section 1908-B.

3 (2) A certificate of occupancy for the building has been
4 issued.

5 (3) The property for which the credit is claimed is in
6 service during the taxable year.

7 (d) Timing.--The credit amount allowed for the high-
8 performance building shall be claimed for the credit allowance
9 year and for each of the three taxable years succeeding the
10 credit allowance year. The total tax credit allowed in the
11 aggregate may not exceed the maximum set forth in the initial
12 tax credit certificate issued under section 1908-B(a).

13 (e) Credit to successor owner.--If a credit is allowed to a
14 building owner pursuant to this article with respect to property
15 and the property, or an interest therein, is sold, the tax
16 credit for the period after the sale which would have been
17 allowable to the prior owner had the property not been sold
18 shall be allowable to the new owner. The tax credit for the year
19 of sale shall be allocated between the parties on the basis of
20 the number of days during the year that the property or interest
21 was held by each.

22 (f) Credit to successor tenant.--If a tax credit is allowed
23 to a tenant pursuant to this article with respect to property
24 and if the tenancy is terminated but the property continues to
25 be used in the building by a successor tenant, the tax credit
26 for the period after termination which would have been allowable
27 to the prior tenant had the tenancy not been terminated shall be
28 allowable to the successor tenant. The tax credit for the year
29 of termination shall be allocated between the parties on the
30 basis of the number of days during the year that the property

1 was used by each.

2 Section 1907-B. Tax credit amount.

3 (a) General rule.--The total tax credit that is available to
4 a taxpayer for a single eligible project shall be distributed in
5 four equal amounts over each of the four years specified in
6 section 1906-B(d). This total amount shall be based on the
7 number of gross square feet of floor space in the eligible
8 building, that building's achievement of an appropriate standard
9 and the tier of achievement earned. In addition, no building may
10 receive a tax credit unless it has earned achievement at or
11 above the Tier I level. All the approved projects shall receive
12 a base tax credit of \$35,000.

13 (b) Additional tax credit.--An additional tax credit shall
14 be given cumulatively based on the following formula:

15 (1) For buildings achieving Tier I:

16 (i) For the first 10,000 gross square feet, \$1.50 of
17 tax credit per square foot.

18 (ii) For up to the next 40,000 gross square feet, an
19 additional \$.75 of tax credit per square foot.

20 (iii) For the next 50,000 gross square feet or
21 greater, an additional \$.50 of tax credit per square
22 foot.

23 (2) For achieving Tier II:

24 (i) For the first 10,000 gross square feet, \$2.50 of
25 tax credit per square foot.

26 (ii) For up to the next 40,000 gross square feet, an
27 additional \$1 of tax credit per square foot.

28 (iii) For the next 50,000 gross square feet or
29 greater, an additional \$.75 of tax credit per square
30 foot.

1 (3) For achieving Tier III:

2 (i) For the first 10,000 gross square feet, \$3.50 of
3 tax credit per square foot.

4 (ii) For the next 40,000 gross square feet, an
5 additional \$1.50 of tax credit per square foot.

6 (iii) For the next 50,000 gross square feet or
7 greater, an additional \$1.25 of tax credit per square
8 foot.

9 (c) Availability of tax credits.--Each fiscal year,
10 \$10,000,000 in tax credits shall be made available to the
11 department and may be awarded by the department in accordance
12 with this article.

13 Section 1908-B. Certifications.

14 (a) Initial tax credit certificate.--

15 (1) The department shall issue an initial tax credit
16 certificate to a taxpayer that has applied for one where the
17 taxpayer has made a showing that the taxpayer will place in
18 service within a reasonable period of time a property which
19 would warrant the allowance of a tax credit under this
20 article.

21 (2) The initial tax credit certificate shall state the
22 first taxable year for which the tax credit may be claimed
23 and its expiration date and shall apply only to property
24 placed in service by the expiration date. The expiration date
25 may be extended at the discretion of the department in order
26 to avoid unwarranted hardship.

27 (3) The initial tax credit certificate shall state the
28 maximum amount of the total tax credit allowable. This total
29 tax credit shall be distributed in four equal amounts over
30 the four taxable years for which the tax credit is allowed

1 under section 1906-B. Initial credit certificates shall not
2 be issued, in the aggregate, for more than \$32,000,000 of tax
3 credits. In addition, the certificates shall be limited in
4 their applicability, as follows:

5 <u>Total credits shall not</u>	6 <u>With respect to taxable</u>
6 <u>be allowed for more than:</u>	6 <u>years beginning in:</u>
7 <u>\$4,000,000</u>	7 <u>2013</u>
8 <u>\$8,000,000</u>	8 <u>2014</u>
9 <u>\$8,000,000</u>	9 <u>2015</u>
10 <u>\$6,000,000</u>	10 <u>2016</u>
11 <u>\$4,000,000</u>	11 <u>2017</u>
12 <u>\$2,000,000</u>	12 <u>2018</u>

13 (b) Program extension.--If in the aggregate the total amount
14 of tax credits to be issued is not exceeded, the department may
15 extend the program beyond the initial schedule listed in
16 subsection (a) and shall publish the extension as a notice in
17 the Pennsylvania Bulletin.

18 (c) High-performance documentation.--For each taxable year
19 subsequent to the first year for which a taxpayer claims a tax
20 credit, the taxpayer shall provide annual performance
21 documentation to the department and the Department of
22 Environmental Protection resulting from the following required
23 activities: development and implementation of a Measurement and
24 Verification Plan consistent with Option D: Calibrated
25 Simulation (Savings Estimation Method 2), or Option B: Energy
26 Conservation Measure Isolation, as specified in the
27 International Performance Measurement and Verification Protocol
28 Volume III: Concepts and Options for Determining Energy Savings
29 in New Construction, April 2003. This high-performance
30 documentation shall set forth the specific findings upon which

1 the certificate is based.

2 (d) Filing.--The taxpayer shall file the high-performance
3 documentation and the associated initial tax credit certificate
4 with the application for the tax credit.

5 (e) Information.--The high-performance documentation shall
6 include sufficient information to identify each building and
7 other information as the Department of Environmental Protection
8 may require. Except for the first year for which the tax credit
9 is sought, the information shall include:

10 (1) Annual energy consumption for the building in terms
11 of British Thermal Units per square foot per year as well as
12 costs per square foot per year for energy consumption by fuel
13 type, performed in accordance with the standards set forth in
14 sections 1904-B and 1905-B.

15 (2) Annual results of indoor air monitoring, if any,
16 performed in accordance with the standards set forth in
17 sections 1904-B and 1905-B.

18 (3) Confirmation that the building continues to meet
19 requirements regarding smoking areas, if provided, in
20 accordance with the standards specified in sections 1904-B
21 and 1905-B.

22 Section 1909-B. Regulations.

23 The department, in consultation with the Department of
24 Environmental Protection, shall promulgate regulations as may be
25 necessary for the implementation and administration of this
26 article. The regulations shall include, but not be limited to:

27 (1) The adoption of high-performance building standards
28 selected by the department from among accepted industry
29 standards meeting the criteria prescribed in section 1906-B.

30 (2) Procedures and methods for verifying compliance with

1 the adopted standards in the design and construction of
2 eligible building projects under this article.

3 These regulations will be promulgated in accordance with the
4 act of June 25, 1982 (P.L.633, No.181), known as the Regulatory
5 Review Act and section 1920-A of the act of April 9, 1929 (P.L.
6 177, No.175), known as The Administrative Code of 1929.
7 Section 1910-B. Report.

8 The department shall annually make a report to the
9 Environmental Resources and Energy Committee of the Senate and
10 the Environmental Resources and Energy Committee of the House of
11 Representatives on the activities undertaken pursuant to this
12 article, including, but not limited to:

13 (1) The total amount of tax credits provided.

14 (2) The amount of tax credits provided by building type.

15 (3) The levels of high-performance building
16 certifications achieved.

17 (4) A description of any changes made to the levels of
18 approved levels of achievement.

19 (5) Other information necessary to provide a complete
20 understanding of the operation of and benefits from this
21 article.

22 Section 2. This act shall take effect as follows:

23 (1) The addition of sections 1901-B, 1902-B, 1903-B,
24 1904-B and 1910-B of the act shall take effect in 30 days.

25 (2) This section shall take effect immediately.

26 (3) The remainder of this act shall take effect in 12
27 months.