



2025 NYC Mayoral Voting Guide for LL97 Issue:

Enforcing and Implementing Local Law 97, NYC's "Green New Deal" Law



The law sets pollution limits that decline every five years starting in 2024 based on type and use of the building. In effect, Local Law 97 induces buildings to greatly increase their energy efficiency and eventually – by 2050 – entirely eliminate all oil or gas use. This decade, the capital and operational upgrades necessary under the law will generate tens of thousands of jobs, cut pollution by millions of tons yearly, and reduce utility bills through energy efficiency.

Local Law 97 is working.

Currently, Local Law 97 is [succeeding beyond the expectations](#) of the city's regulators. As of the most recent public data, from 2023:

- 92% of buildings were below the law's 2024-2029 pollution limits, up from about 80% when the law was passed.
- Nearly 50% of buildings are now below the law's 2030-2034 pollution limits, which are much tighter, up from about 20% when the law passed. The Urban Green Council has compiled the data in a [handy graphic tool](#).

At the current pace, nearly **all buildings are on track to comply with the 2024 pollution limits** when enforcement begins in late 2025—and encouragingly, many even meet the 2030 targets ahead of schedule.

Since many buildings waste energy flagrantly, it's relatively easy for them to meet their pollution caps through simple, cost-effective upgrades. In fact, many high-efficiency buildings were

already compliant with the law's pollution caps through 2030 (or later) when Local Law 97 was originally passed.

As Local Law 97's pollution caps get tighter in the 2035 - 2039 compliance period, compliance upgrades become more capital and labor-intensive. As the city successfully implements the law, pollution will drop at the pace and scale envisioned by the Paris climate agreement, primarily by eliminating the city's top source of pollution: energy use in large buildings (over 25,000 square feet).

But the law is under attack.

The Real Estate Board of New York (REBNY) – which fiercely opposed passage of the law in 2019 – continues to fight this critical climate legislation:

- They filed a (failed) lawsuit to overturn the law.
- They are pushing City Council legislation that would gut its core provisions.
- Mayor Eric Adams, whose campaigns are heavily funded by real estate, used regulatory authority to create a 2 year enforcement delay program for landlords seeking more time to comply with the law's 2024-2029 pollution limits.
- Adams also disregarded the law's formal Advisory Council, which recommended a tight limit on purchase of Renewable Energy Certificates(RECs) as substitutes for pollution reductions under the law.

This is why the 2025 NYC mayoral race matters.

New York City's next Mayor will be the most important decision-maker when it comes to vital policies, including implementation and enforcement of Local Law 97 of 2019, the city's landmark climate and jobs law. This guide tracks the previous statements and positions of the candidates on Local Law 97 running in the Democratic Primary.

Seven candidates' positions are analyzed that have been polling at the top of the **Democratic primary**: Adrienne Adams, Andrew Cuomo, Brad Lander, Zohran Mamdani, Zellnor Myrie, Jessica Ramos, and Scott Stringer.

We have analyzed the candidates' statements and records on the law as a whole, looked at funding to subsidize buildings to reduce pollution through energy efficiency and take aim at the Renewable Energy Certificate (REC) loophole in the law that Mayor Adams created, which weakens the law by allowing purchases of RECs to substitute for pollution reductions. If building owners choose to purchase RECs instead of making pollution reductions, [about 50% of the pollution covered under the law would not be eliminated](#), translating to millions of tons more pollution annually. Office building owners, in particular, benefit from the REC loophole: about 85% of the pollution they are required to eliminate could be instead covered by REC purchases.

We review where each stands on:

- Local Law 97 as a whole

- Public funding for energy efficiency and pollution-reducing upgrades
- The Renewable Energy Certificatet (REC) loophole introduced under Mayor Adams
- Taking campaign donations from the real estate lobby

Former Governor **Andrew Cuomo**, the polling frontrunner at the time of this guide's release, has the **worst record** on this issue. In 2021, Cuomo [attempted to override Local Law 97](#) by allowing unlimited use of Tier 2 Renewable Energy Certificates (RECs) in place of the law's pollution-cutting requirements. If the legislation the Governor proposed as state law had been enacted, Local Law 97 would have been gutted since landlords would have bought up inexpensive Tier 2 RECs instead of upgrading their properties. According to [Crain's New York Business](#), Cuomo is telling real estate front group opponents of Local Law 97 that he is "open to" weakening the law by amendment or administratively, and Cuomo is [tweeting photos](#) from his meeting with that group. More details on all the candidates are included below.

While a candidate's statements and past records do not guarantee how they will govern in the future, they are often strong indicators of their political orientation and priorities. In today's climate, it's easy to fall into cynicism and assume that campaign rhetoric bears no connection to actual governance, but that assumption is not supported by evidence.

As this is a **single-issue voting guide**, please note that allegations of **sexual assault** against candidates [Andrew Cuomo](#)¹ and [Scott Stringer](#)² are **not included** in this analysis. The focus here is singular: whether New York City will successfully implement and enforce the world's most important city-level climate and jobs law is what's on the ballot. We hope that this guide is useful for voters and others to understand the issue and make informed decisions.

Overview: Candidates' Position on Local Law 97

¹ [DOJ finds Andrew Cuomo Sexually Assaulted at Least 13 Women - The New Republic \(2024\)](#)

² [Scott Stringer, New York Mayoral Candidate, Is Accused of Sexual Assault - NYTimes \(2021\)](#), [Scott Stringer Hemorrhages Endorsements After Sexual Assault Allegation - NY Mag by Vox \(2021\)](#), [Scott Stringer Is Accused of Sexual Misconduct by 2nd Woman - NYTimes \(2021\)](#)

OPPONENT



Andrew
Cuomo

SUPPORTERS



Adrienne
Adams



Brad
Lander



Zohran
Mamdani



Zellnor
Myrie



Jessica
Ramos



Scott
Stringer

Adrienne Adams: Although she has not made extensive public statements on the topic, Adrienne Adams is a reliable legislative supporter of Local Law 97. As a Council Member, she co-sponsored and voted for Intro 1253, which became Local Law 97 in 2019. Real estate outlet *The Real Deal* [recently reported](#) that Speaker Adams opposes Intro 772, the real estate lobby's proposed legislation that would gut Local Law 97 and indeed the legislation has failed to advance in the Council, where legislation is steered by its Speaker. She has not taken a public position on supporting or opposing legislation, Intro 1180, which would strengthen the law. Speaker Adams has not taken a pledge to avoid taking real estate lobby donations for her campaign. [Click here for further analysis](#) of this candidate.

Andrew Cuomo: Although former Governor Andrew Cuomo had often spoken about New York as a national climate leader, his record tells a different story—one marked by underfunding climate legislation, attempting to gut NYC's Local Law 97, and maintaining close ties to the real estate industry, which is New York's top polluter. Cuomo has [reportedly told](#) some of Local Law 97's opponents that he is "open to" weakening the law either by amendment and/or administratively. In 2021, Cuomo attempted to override Local Law 97 at the state level, which would have gutted it. His record and statement suggest he would attempt similar action at the city level. Like Mayor Eric Adams, Cuomo's campaign and super PAC are heavily funded by the real estate lobby. He also shares major large donors with President Donald Trump, who is shredding federal anti-pollution policies. [Click here for further analysis](#) of this candidate.

Brad Lander: Brad Lander is a vocal and knowledgeable proponent of Local Law 97 from the start—co-sponsoring the original legislation as a City Councilmember and continuing to push for its full implementation as Comptroller. He has supported legislation to strengthen the law, proposed targeted funding and zoning reforms to aid compliance, and consistently spoken out against efforts to weaken it. His office also released a report analyzing the harmful impact of the Mayor’s proposed REC loophole. Lander’s platform reflects a deep understanding of LL97’s mechanisms and a consistent commitment to climate action and housing justice. Underscoring his independence from real estate interests, he has refused donations from the industry and publicly opposed its attempts to undermine the law at numerous LL97 events. [Click here for further analysis](#) of this candidate.

Zellnor Myrie: Myrie has a strong, pro-climate action record in the New York Senate, including authoring his own proposal to hold oil and gas polluters accountable for the damages their pollution causes. The State Senate has been much stronger on climate action than the State Assembly, and Myrie has been part of the reason for the chamber’s noticeably stronger stances over several legislative sessions. When it comes to statements on Local Law 97, Myrie has generally been supportive of implementation and enforcement, sometimes emphatically, but also contradicted himself in response to an inquiry from pro-business media outlet Crain’s. Myrie receives campaign contributions from the real estate lobby. [Click here for further analysis](#) of this candidate.



Zohran Mamdani: Mamdani has a record of defending Local Law 97 in the State Assembly, including vocally opposing then-Governor Cuomo’s attempt to override the law and gut it in the state budget in 2021. Mamdani has pledged to fully implement and enforce the law and supports closing the REC loophole Mayor Eric Adams created for the landlord lobby. Mamdani has signed the No Real Estate Money pledge for candidates and has not taken campaign donations from the real estate lobby. [Click here for further analysis](#) of this candidate.

Jessica Ramos: Ramos has a strong, pro-climate action record in the New York Senate. She is the Senate’s Labor Committee Chair and has advocated for good, green, union jobs, including authoring the proposed Jobs and Housing Act, which would create good union jobs to help address housing affordability and climate change. Ramos is part of the reason that the Senate as an institution has been far more pro-climate action than the State Assembly. Ramos has been unequivocal in her support of Local Law 97. Ramos is not refusing real estate lobby donations, but also has not raised substantial sums from the industry. [Click here for further analysis](#) of this candidate. Ramos has also endorsed Cuomo, who is has been an opponent of Local Law 97.

Scott Stringer: As a member of the Assembly, Stringer had a strong and consistent record in support of pro-environmental and pro-tenant policies. As Comptroller, Stringer continued this very positive record, including supporting the bill that became Local Law 97. Arguably his most impressive accomplishment as Comptroller came on climate policy: under his watch, the city divested its pension funds from oil, gas and coal companies, taking a stance of global leadership. Stringer stated at climate-focused Mayoral candidate forums that he would fully

implement and enforce Local Law 97. In his current run for Mayor, Stringer has not signed the No Real Estate Money pledge and is accepting real estate industry donations. [Click here for further analysis](#) of this candidate.

Details: Candidates' Position on Local Law 97

Democrat Candidates		Pledges to fully enforce LL97	Supports Intro 1180 to close loophole	Supports more funding	Took action to support LL97	Pledges no \$ from real estate lobby
	Adrienne Adams	✓	✓	✓	✓	✗
	Andrew Cuomo	✗	✗	?	✗	✗
	Brad Lander	✓	✓	✓	✓	✓
	Zohran Mamdani	✓	✓	✓	✓	✓
	Zellnor Myrie	✓	✓	✓	✓	✗
	Jessica Ramos	✓	✓	✓	✓	✗
	Scott Stringer	✓	✓	✓	✓	✗

Jump to: [Adrienne Adams](#), [Andrew Cuomo](#), [Brad Lander](#), [Zohran Mamdani](#), [Zellnor Myrie](#), [Jessica Ramos](#), and [Scott Stringer](#)

Adrienne Adams



Experience: Political experience, at the City level – Approximately 7.5 years as a NYC Council Member (2018–present), including 3.5 years as the current Speaker of the City Council (2022–present).

Details:

- Throughout her over 7 years in NYC City Council, Adrienne Adams has not been a publicly outspoken and active champion for Local Law 97. Despite her quieter approach, her voting record and past actions reflect a consistent level of support for Local Law 97 and broader climate goals. Before becoming Speaker, in 2019, Adams co-sponsored the Climate Mobilization Act (CMA), which included Local Law 97, helping pass the city's most ambitious climate law. In 2020, she voted in favor of strengthening Local Law 97 through *Intro 1947-A*, which amended Local Law 97 to include certain rent-regulated buildings and include tenant protections. In 2021, she co-signed a letter opposing then-Governor Cuomo's attempt to override Local Law 97 at the state-level. Regarding the letter, she affirmed her commitment to Local Law 97, writing, "We will not accept a delay in the reduction of carbon emissions or the ongoing threat of climate change to our city."
- **Voting Record:** Adams also earned a perfect score on the New York League of Conservation Voters (NYLCV) scorecard for three consecutive years—a rare achievement that highlights her general alignment with environmental priorities.
- As Speaker, Adams' leadership has been more tempered. Her role requires managing competing priorities and building consensus across the Council, which may explain her lower public profile on Local Law 97. She has not made a public statement on limiting Renewable Energy Certificates (RECs) for Local Law 97 compliance. Despite a lack of definitive public statements, Speaker Adams has shown a steady and supportive approach to funding and implementing energy efficiency and pollution-reducing measures in New York City. In 2023, under her leadership, the City Council allocated funds for various community projects aimed at enhancing energy efficiency. Furthermore, she has overseen supportive zoning changes, such as the 2024 passage of *City of Yes for Carbon Neutrality*, which helps buildings more easily pursue energy-efficient upgrades in line with LL97 compliance.
- In the proposed budget for the city's next fiscal year, the Council proposed to allocate increased funding to building energy efficiency.
- **Campaign Contributions:** Adrienne Adams has not agreed to avoid campaign donations from the real estate lobby.
- **Intro 1180:** Adams supports the passage of Intro 1180, which would close the REC loophole in Local Law 97 that Mayor Eric Adams created through regulation at the behest of the real estate lobby.

Sources:

- [Intro 1947-A - NYC Council Press Release \(2020\)](#)
- [2021 NYLCV Questionnaire - Adrienne Adams](#)
- [Cuomo's LL97 Override Attempt - NY Focus \(2021\)](#)
- [NYLCV Profile - Adrienne Adams for City Council Speaker \(2021\)](#)
- [Budgeting and Community Funding - NYC Council Press Release \(2023\)](#)
- [City of Yes for Carbon Neutrality - NYC Planning](#)
- [Candidates on Local Law 97 - Crain's New York \(2025\)](#)
- [Real Estate Industry Donations - The Real Deal \(2025\)](#)

Andrew Cuomo



Experience: Political experience, at the State and Federal levels – Approximately 14 years as Governor of New York (2011–2021) and Attorney General (2007–2010), plus 4 years as U.S. Secretary of Housing and Urban Development (1997–2001).

Details:

- Cuomo signed the Climate Leadership and Community Protection Act (CLCPA) in 2019 after weakening Environmental Justice provisions and lowering more ambitious targets to reduce greenhouse gas emissions targets. While the law sets statewide net-zero emissions targets by 2050, Cuomo repeatedly failed to fund its implementation. He diverted hundreds of millions of dollars in clean energy funds slated for utility scale wind and solar projects, allowing clean energy investments to stagnate. As a result, as residential solar rapidly advanced in other states, New York fell behind on renewable energy goals for its electric grid, with wind and solar currently only accounting for ~9% of the state's electrical power supply.
- In 2021, Cuomo attempted to undermine NYC's Local Law 97 by including a provision in the state budget that would override the city's ability to enforce its building emissions caps. The provision would have allowed building owners to purchase unlimited Tier 2 Renewable Energy Certificates (RECs), enabling them to bypass energy efficiency upgrades altogether. This move aligned closely and was coordinated with the Real Estate Board of New York's (REBNY) stance on RECs.
- In his campaign for Mayor, Cuomo is publicly highlighting that he is meeting with real estate front group opponents of Local Law 97.
- Crain's New York Business reported that Cuomo told the law's opponents that he is "open to" rolling back Local Law 97 by amending it or acting administratively to reduce or eliminate penalties, which would make it toothless.
- Advocacy groups and then-Mayor Bill de Blasio's Administration successfully worked to induce the State Assembly and State Senate to oppose Cuomo's proposal to override Local Law 97. Cuomo's proposal to gut Local Law 97 was not included in the final 2021 state budget deal.
- **Campaign Contributions:** The real estate and finance lobbies are by far the largest sources of funding for Cuomo's campaign.
- Signaling increased alignment with his real estate donors, Cuomo has recently reversed his previous support for rent reform. This shift raises concerns that, if elected mayor, he would similarly move to weaken Local Law 97 in order to serve real estate industry interests.
- Cuomo has not been appearing at Mayoral candidate forums that other candidates are attending.

- **Intro 1180:** Cuomo has not responded to media inquiries into his stance on Local Law 97 or stated his position on Intro 1180 to close the REC loophole in Local Law 97 that Mayor Eric Adams created through regulation at the behest of the real estate lobby..
- If a Cuomo Mayorality proposed similar policies at the city level as he proposed at the state level, we expect it would trigger a major battle to save Local Law 97, comparable to what took place in 2021 when he proposed to gut the law as governor.

Sources:

- [Cuomo Tells Co-Op Leaders He's Open to Weakening LL97 - Crain's NY \(2025\)](#)
- [No New CLCPA Funding - NY Focus \(2021\)](#)
- [Two Years Later, No Funding Plan for Climate Law - Grist \(2021\)](#)
- [Cuomo's Buffalo Billion Scandal - Politico \(2025\)](#)
- [New York State Built Elon Musk a \\$1 Billion Factory. It Was a Bad Deal - Wall Street Journal \(2023\)](#)
- [Cuomo's LL97 Override Attempt - NY Focus \(2021\)](#)
- [Cuomo's Renewable Energy Plan Helps Landlords - Politico \(2021\)](#)
- [Real Estate Donors Flock to Cuomo - Crain's New York \(2024\)](#)
- [Real Estate Pours Money Into Cuomo Run - The Real Deal \(2025\)](#)
- [Real Estate Donations to Mayoral Candidates - The Real Deal \(2025\)](#)
- [Cuomo's Rent Reform Reversal - Politico \(2025\)](#)

Brad Lander



Experience: Political experience, at the City level – Approximately 14 years in NYC government, including 12 years as a City Council Member (2010–2021) and 2+ years as the current NYC Comptroller.

Details:

- As a City Councilmember, Lander co-sponsored the original legislation and was a leading public advocate throughout the multi-year campaign that led to the passage of Local Law 97. Alongside Mayor de Blasio, Councilmember Costa Constantinides, and a powerful coalition of community, labor, and environmental groups, Lander stood out for his frequent public support as one of the top public supporters among the City Council. He was a regular speaker at LL97 events and even joked about running out of "dad jokes" and rhyming chants about retrofits and energy efficiency. Lander's support was key to the bill's eventual passage.
- After LL97 passed in 2019, Lander continued to push hard for its implementation. As Comptroller, he attended dozens of public events defending LL97 and opposing real estate industry attacks.
- Lander has been involved in supporting policy to strengthen Local Law 97. For example, he co-sponsored Intro 1947-A (2020), which applied emissions limits to additional buildings and added tenant protections. More recently, Lander supports Intro 1180 (Restler/De La Rosa) to close the LL97 REC loophole created under Mayor Adams.

- Brad Lander has been outspoken and worked to fight attempts to weaken Local Law 97. Comptroller Lander testified at City Hall against Mayor Adams' proposals to weaken Local Law 97. Lander's office also published a study exposing the negative impact of the LL97 REC loophole created under Mayor Adams.
- Lander supports increasing funding to help building owners pay for energy efficiency upgrades. During his mayoral campaign, he has mentioned his plan to implement incentives (e.g. expand the J-51 tax credits), technical assistance, affordable housing programs (i.e. Green Affordable Housing Fund), zoning reform to cut red tape, and the Public Solar NYC initiative.
- Even before becoming an elected official, Brad Lander has been a longtime advocate for climate-forward housing policy, doing nonprofit work at the Pratt Center for Community Development and Fifth Avenue Committee.
- **Intro 1180:** Lander supports passage of Intro 1180, which would close the REC loophole in Local Law 97 that Mayor Eric Adams created through regulation at the behest of the real estate lobby.
- **Campaign Contributions:** Lander has signed the No Real Estate money pledge and has followed through by not taking real estate lobby money for his campaign.

Sources:

- [Clip from Mayoral Forum on the Environment in March - NYLCV YouTube \(2025\)](#)
- [Report Exposing REC Loophole Weakening LL97 - Comptroller Website \(2022\)](#)
- [Calling on Mayor Eric Adams to Fully Implement LL97 - Gotham Gazette \(2022\)](#)
- [Speaking Out Against Proposed Bill to Gut LL97 - Food & Water Watch \(2024\)](#)
- [Calling Out Real Estate Industry's Intro 772 - Crain's New York \(2024\)](#)
- [Profile on Mayoral Candidate Brad Lander - Brick Underground \(2025\)](#)
- [Q&A with Mayoral Candidate Brad Lander from Business Outlet - Crain's New York \(2025\)](#)
- [Mayoral Forum on Preserving Affordable Co-op Housing in April - UHAB YouTube \(2025\)](#)

Zellnor Myrie



Experience: Political experience, at the State level – Approximately 6.5 years as a NY State Senator, representing District 20 in Brooklyn (2019–present).

Details:

- Zellnor Myrie is the prime sponsor and author of the Climate Negligence Act, a proposed state law that would enable New York to seek financial damages from fossil fuel companies for climate-related harms. This legislation is modeled after lawsuits against the tobacco industry
- Senator Myrie has publicly advocated for holding the fossil fuel industry accountable and supports measures to phase out fossil fuel subsidies.
- He plays a productive and climate-focused role within the State Senate Democratic Caucus, which consistently takes stronger positions on climate action than the State Assembly. Myrie is part of the Senate's climate-forward orientation.
- He has publicly expressed strong support for Local Law 97 (LL97) at multiple climate-oriented mayoral forums, including those hosted by the NYLCV and Ethical Culture Society. He supports both enforcement of the law and increased city funding to help building owners comply. For example, he told *Bricks Underground*: "I think [Local Law 97 pollution limits] should be enforced, and I think [the city] should provide assistance to any property owner that feels they cannot meet the compliance standards."
- In contrast, Myrie was more equivocal on Local Law 97 in response to *Crain's New York*, a pro-business media outlet, stating: "I am open to revising Local Law 97 to ensure it drives necessary emission reductions by incentivizing building owners to make upgrades rather than treating fines as a cost of doing business." While this may suggest support, it echoes rhetoric used by opponents seeking to weaken the law's enforcement through the removal of penalties.
- **Intro 1180:** Myrie supports Intro 1180, legislation that would close the REC loophole created by the Adams administration. This loophole allows building owners to avoid compliance by purchasing Renewable Energy Certificates instead of reducing on-site emissions.
- **Campaign Contributions:** Myrie is receiving campaign donations from the real estate lobby and has not agreed to refuse such donations.
- Myrie frames building decarbonization as a public health priority, citing his own childhood experience with asthma in underserved communities. Senator Myrie has highlighted the health disparities in communities like Central Brooklyn, emphasizing the need for environmental justice.
- **Voting Record:** Myrie has a near perfect environmental voting record with the New York League of Conservation Voters (NYLCV), scoring 100% in 2024, 2023, 2022, and 2021, and 94% in 2019.

Sources:

- [Myrie introduces the Climate Negligence Act \(2022\)](#)
- [Myrie on Holding the Fossil Fuel Industry Accountable - Times Union \(2023\)](#)
- [Clip from Mayoral Forum on the Environment in March - NYLCV YouTube \(2025\)](#)
- [Climate and Jobs Mayoral Forum on February 6, 2025 - NY Change Facebook \(2025\)](#)
- [Profile on Mayoral Candidate Zellnor Myrie - Brick Underground \(2025\)](#)
- [Candidates on Local Law 97 - Crain's New York \(2025\)](#)
- [Inequitable Health Disparities - NY Senate \(2024\)](#)

- [Zellnor Myrie's Campaign Platform - Campaign Website \(2025\)](#)
- Environmental Voting Scorecard by NYLCV: [2024](#), [2023](#), [2022](#), [2021](#), and [2019](#)

Zohran Mamdani



Experience: Political experience, at the State level – Approximately 4.5 years as a NY State Assembly Member, representing District 36 in Queens (2021–present).

Details:

- Zohran Mamdani has been a vocal advocate for the full implementation and enforcement of Local Law 97 (LL97), emphasizing the need to close loopholes and ensure noncompliance is not cheaper than making necessary building upgrades. He has pledged to utilize city funding and procurement powers to support building upgrades.
- **Funding:** He also supports increasing funding to help building owners pay for energy efficiency upgrades. He believes in providing financial assistance to ensure that all communities can participate in the city's decarbonization efforts.
- In 2021, then-Governor Cuomo [attempted to override and gut](#) Local Law 97 in his proposed 2021 budget for the state. Mamdani was active in the defense effort in the Assembly and Senate to protect the law. He signed onto an internal letter in the Assembly opposing the Governor and, more importantly, vocally defended the law in the joint budget hearings held by the Senate and Assembly. Mamdani was one of three vocally supportive Assemblymembers during that crucial hearing.
- **Intro 1180:** Mamdani supports the passage of Intro 1180, which would close the REC loophole in Local Law 97 that Mayor Eric Adams created through regulation at the behest of the real estate lobby. He has criticized the Adams administration for weakening LL97 enforcement and prioritizing real estate interests over climate goals.
- In response to inquiries from Crain's New York, a business-oriented media outlet, Mamdani made the most-supportive comments of any of the Democratic candidates, stating:

“Mayor Adams has failed this city by delaying the implementation of Local Law 97 and siding time and again with the real estate industry. To ensure the proper implementation of Local Law 97, we need harsher enforcement for landlords shirking their responsibilities and stronger assistance from city government so that middle income homeowners can afford to enact LL97 and benefit from its provisions.”
- Mamdani organized a successful campaign in his district to stop the proposed Astoria NRG fracked gas power plant. His campaign included extensive outreach to the area, including generating thousands of postcards to the Governor and DEC from his district. Such engaged grassroots action driven by volunteers in conjunction with local organizations is all-too-rare among elected officials.

- Mamdani was also a strong supporter of the All-Electric Building Act (AEBA), which passed the legislature in 2022. The AEBA ends oil and gas use in new buildings. It is the first law of its kind nationally.
- He co-led the campaign for the Build Public Renewables Act (BPRA) in the New York State Assembly, advocating for publicly owned renewable energy infrastructure to meet the state's climate goals. The BPRA aims to empower the New York Power Authority to build and operate renewable energy projects.
- **Campaign Contributions:** Mamdani has signed the No Real Estate Money pledge for candidates and has not taken campaign donations from the real estate lobby.

Sources:

- [Climate and Jobs Mayoral Forum on February 6, 2025 - NY Change Facebook \(2025\)](#)
- [Mayoral Forum on the Environment in March - NYLCV YouTube \(2025\)](#)
- [Candidates on Local Law 97 - Crain's New York \(2025\)](#)
- [Profile on Mayoral Candidate Zohran Mamdani - Brick Underground \(2025\)](#)
- [Zohran's Climate Platform - Campaign Website \(2025\)](#)
- [Mamdani Campaigns for Build Public Renewables Act - NYS Assembly \(2022\)](#)
- [Mamdani Against Proposed Polluting Power Plant - Sunnyside Post \(2021\)](#)
- [Zohran's Support for All-Electric Building Act - Food & Water Watch \(2022\)](#)
- [Equitable Decarbonization from the NYS Black, Puerto Rican, Hispanic, & Asian Legislative Caucus - NY State Assembly \(2025\)](#)

Jessica Ramos



Experience: Political and labor union experience. Political experience at the State level – Approximately 6.5 years as a NY State Senator, representing District 13 in Queens (2019–present); prior work in union communications and labor advocacy.

Details:

- Jessica Ramos is the author and prime sponsor of the proposed *Jobs and Housing Act*, which proposes over \$1 billion in funding to help affordable co-ops and condos comply with Local Law 97 through union labor and clean energy upgrades. Ramos is one of the only candidates to propose specific legislation to fund LL97 compliance for affordable housing. Her *Jobs and Housing Act* explicitly ties climate goals to job creation, ensuring that LL97 implementation generates good, union jobs while reducing pollution from buildings.
- Ramos has played a key role in making the State Senate Democratic Caucus a leader on climate action. While both legislative chambers are dominated by Democrats and Working Families Party members, the Senate has consistently taken stronger stances on climate policy than the Assembly. Ramos has been central to that pro-climate orientation.
- As Chair of the Senate Labor Committee, Ramos has worked to bridge climate and labor by ensuring that clean energy transitions include strong job protections. She has made

workforce development a top priority, securing millions in funding for apprenticeship programs and supporting initiatives like the Cornell Climate Jobs Institute, helping to build the union-led climate economy needed to decarbonize buildings and protect workers.

- She co-led opposition to the Astoria NRG fracked gas peaker plant and has been a strong supporter of congestion pricing and other emissions-reducing policies.
- Publicly supports aligning climate legislation with housing affordability and equity, positioning her as a likely advocate for LL97 enforcement that benefits working-class tenants.
- Ramos has repeatedly stated her commitment to full implementation and enforcement of Local Law 97 at Mayoral forums oriented to climate action as well as to media outlets
- **Intro 1180:** Ramos supports closing the REC loophole that Mayor Adams created. Ramos supports passage of Intro 1180, which would close this REC loophole.
- Ramos was unequivocal to business media outlet Crain's New York on Local Law 97, stating, "We cannot kick the climate change can down the road. I believe in helping landlords comply rather than delaying Local Law 97 or creating carve-outs."
- **Funding:** Ramos also supports increasing funding to help building owners pay for energy efficiency upgrades. Additionally, she proposes using state and city funds, including union pension funds, to subsidize compliance for financially-struggling buildings.
- At a Climate and Jobs Mayoral Forum, Ramos publicly called out Mayor Eric Adams for his inaction on climate policy. She has consistently pushed for accountability in government, whether by criticizing the Department of Justice for dropping charges against Adams or confronting him during Senate hearings about his cuts to early childhood education funding.
- **Campaign Contributions:** She is accepting real estate lobby donations for her campaign.
- Ramos recently opposed the Citi Field casino proposal, citing overwhelming constituent opposition and concerns about large-scale real estate development that doesn't serve community needs.
- **Voting Record:** Ramos was named a 2024 "Environmental Champion" by the NY League of Conservation Voters for her 100% score. Since 2019, she has consistently maintained a high NYLCV rating above 88%.

Sources:

- [Jobs and Housing Act - NY State Senate \(2025\)](#)
- [Candidates on Local Law 97 - Crain's New York \(2025\)](#)
- [Climate and Jobs Mayoral Forum on February 6, 2025 - NY Change Facebook \(2025\)](#)
- [Mayoral Forum on the Environment in March - NYLCV YouTube \(2025\)](#)
- [Jessica Ramos on the Issues - Campaign Website \(2025\)](#)
- [Jessica Ramos on Green New Deal for Public Housing - Architect's Newspaper \(2025\)](#)
- [Jessica Ramos Interview - FAQ NYC Podcast by The City Report \(2025\)](#)
- [Vocal Opponent of Large-Scale Real Estate Casino Proposal - NY Times \(2025\)](#)
- Environmental Voting Scorecard by NYLCV: [2024](#), [2023](#), [2022](#), [2021](#), and [2019](#)

Scott Stringer



Experience: Political experience, at the City and State levels – Over 25 years total, including 13 years in the State Assembly (1992–2005), 8 years as NYC Comptroller (2014–2021), and 8 years as Manhattan Borough President (2006–2013).

Details:

- Stringer was a major and dependable champion of pro-environmental and pro-tenant policy in his tenure in the State Assembly. He was one of only a few Assembly members willing to openly take issue with then-Speaker Sheldon Silver on policy grounds (Silver was later convicted of corruption and bribery offenses).
- As Comptroller, Stringer supported the bill that became Local Law 97.
- Stringer made climate action a core focus of his office and showed global leadership on divestment. The city's pension funds committed to and then divested from oil and gas companies during his second term as Comptroller.
- Stringer also advocated for pro-climate policies, leveraging the city pension fund's shares during shareholder proxy votes.
- Stringer led a successful campaign to remove Lee Raymond, the Chairman of JP Morgan Chase bank — first as lead independent director — and then entirely from the bank's board over Raymond's extensive personal conflicts of interest and support for the oil and gas industry. (Raymond was the CEO of Exxon in the 1990s)
- Stringer appears fully committed to maintaining Local Law 97's standards. While he has stated that he will fully implement and enforce Local Law 97, he is also open to and might favor potentially more lenient, supportive approaches for smaller low and fixed income co-ops. In a March interview with Brick Underground, Stringer struck a more cautious tone somewhat more in line with the law's opponents. When asked whether fines should be delayed for buildings not in compliance, he responded:

“I think we should take a look at heavy fines for noncompliance. They may be a way to motivate co-op boards to move on Local Law 97, but I do think we have a lot of co-ops, especially co-ops that are affordable, that are really struggling with the law, and adding fines to their problem—I think it's something that has to be revisited.”
- Stringer signalled more commitment to Local Law 97 in his responses to Crain's New York, stating:

“I support Local Law 97 but believe the city needs to create systems that help property owners navigate compliance requirements, create clearer and transparent guidelines, and standardize the tools for measuring building emissions for fair and effective enforcement. We must act now to ensure our city will be sustainable for future generations.”

- Throughout his campaign, Stringer has emphasized a need to distinguish between large, luxury buildings, “owned by the most powerful people in the city, the top 1%,” and smaller, affordable co-ops that lack support from City Hall. While he insists that the city must hold major polluters to the highest standards, he also argues that many working-class and senior-citizen co-op owners want to comply but need more guidance, funding, and technical assistance. As mayor, he pledges to provide these tools.
- **Intro 1180:** Stringer has voiced strong support for strengthening Local Law 97, including closing the Renewable Energy Certificate (REC) loophole and dedicating city budget funding to help buildings comply. Stringer supports passage of Intro 1180, which would close the REC loophole in Local Law 97 that Mayor Eric Adams created through regulation at the behest of the real estate lobby. He also favors more funding for building owners to help pay for energy efficiency upgrades.
- **Campaign Contributions:** Stringer has not signed the No Real Estate money pledge and is receiving campaign donations from the real estate industry in his current campaign for Mayor.

Sources:

- [Climate and Jobs Mayoral Forum on February 6, 2025 - NY Change Facebook \(2025\)](#)
- [Profile on Mayoral Candidate Scott Stringer - Brick Underground \(2025\)](#)
- [Candidates on Local Law 97 - Crain's New York \(2025\)](#)

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