

# Energy Star® Requirement for Lease Acquisition (EISA Sect 435)

Project Type / Space Type	ENERGY STAR® and LEED® Minimum Requirements [ Required vs. Voluntary ]	ENERGY STAR® Exceptions	In NON Energy Star® Buildings : <b>Benchmarking</b> and Cost Effective Energy Efficiency Upgrades ( In the Allowed Absence of an Energy Star rating of 75 or higher)
<u>New Lease Construction</u> <u>&gt; 10,000 sf</u> ( Bldg. built for fed. govt. for lease solicitation specifying new construction only )	<ul style="list-style-type: none"> <li>• LEED-NC® Silver Rating</li> <li>• Energy Star® <math>\geq 75</math> Rating</li> </ul> <p style="text-align: center;"><b>[ REQUIRED ]</b></p>	None	N / A
<u>Leases &gt; 10,000 sf</u>	Energy Star® Rating $\geq 75$ <b>[ REQUIRED ]</b>	<ul style="list-style-type: none"> <li>• No space Energy Star® space offered</li> <li>• Agency remaining in existing space</li> <li>• Building has architectural / cultural / historic significance</li> </ul>	<b>Benchmarking</b> and Cost Effective Energy Efficiency Upgrades <b>[ REQUIRED ]</b>
<u>Leases <math>\leq 10,000</math> sf</u>	Energy Star® Rating $\geq 75$ <b>[ Voluntary / Encouraged ]</b>	Yes : 10k SF or less exception	<b>Benchmarking</b> and Cost Effective Energy Efficiency Upgrades <b>[ REQUIRED ]</b>
<u>Prospectus Level Lease</u> ( > \$3.095 Million Net Annual Rent )	Energy Star® Rating $\geq 75$ <b>[ REQUIRED ]</b>	<ul style="list-style-type: none"> <li>• No space available in market</li> <li>• Tenant remaining in existing space</li> <li>• Building has architectural / cultural / historic significance</li> <li>• Lease is for 10k SF or less</li> </ul>	<b>Benchmarking</b> and Cost Effective Energy Efficiency Upgrades <b>[ REQUIRED ]</b>
<u>Short-term Extensions, Evaluated &amp; Non-Evaluated Option Exercise</u>	Energy Star® Rating $\geq 75$ <b>[ Voluntary / Encouraged ]</b>	N/A	<b>Benchmarking</b> and Cost Effective Energy Efficiency Upgrades <b>[</b> <b>Voluntary/Encouraged]</b>
<u>Expansions</u>	Energy Star® Rating $\geq 75$ <b>( DEPENDS upon whether or not determined to be within the "Scope of the Lease" )</b> <b>[Voluntary/Encouraged]</b>	Yes : Agency remaining in existing space	<b>Benchmarking</b> and Cost Effective Energy Efficiency Upgrades are Required if the expansion is outside the "Scope of the Lease" <b>[ DEPENDS ]</b>