



Green Building Certifications At-A-Glance

Fannie Mae currently recognizes more than 40 Green Building Certifications from 11 certifying organizations (see [Form 4250](#) for a full list of certifications and requirements). The Green Building Certifications vary in process, timing, cost, and focus. For example, some certifications evaluate energy usage only, while others consider a myriad of green building aspects including construction materials, water usage, and more. **This resource provides a brief snapshot of each Multifamily Green Building Certification so you can guide any Borrower interested in obtaining a Green Building Certification.**

Fannie Mae offers preferential pricing for Mortgage Loans secured by a multifamily property with a Fannie Mae-recognized Green Building Certification.

Types of Green Building Certifications

Green Building Certifications for New Construction

- **New Construction** Green Certifications are designed for properties at various points during development and construction – anywhere from pre-construction to up to 18 months after completion. Many New Construction certifications have requirements for a Design Review and/or Construction Review, which means that a property must start the certification prior to those points in the development process.

Green Building Certifications for Renovation

- **Renovation** Green Certifications are for properties making significant property improvements, which could be anything from replacing interiors and building systems to a gut renovation of a property. The level of renovation required varies by certification. These certifications often operate like New Construction certifications in that they may require a Design Review and/or Construction Review, so it may be necessary to start the certification process prior to the commencement of the design and construction phases.

Green Building Certifications for Existing Buildings

- **Existing Building** Green Certifications are for properties with at least 12 months of operating history that have not made substantial or major renovations recently. These evaluate the property's normal operations.

Certification Timing

New Construction and Substantial/Major Renovation certifications are issued either at the completion of construction, following receipt of certificate of occupancy, or after a performance period. A performance period indicates a period of time (usually 12 months) after which the performance of the building will be evaluated; if the building meets the anticipated minimum performance, the certification will be issued at that time. Existing Building certifications are generally issued after a performance period, but because the buildings are already operational and occupied, the performance period is the period prior to the evaluation for the Green Building Certification.

Certification Requirements

Certifications may have requirements that the property must meet to obtain the certification. The following requirements are noted in the table of certifications where applicable.

- **Design Review and Construction Review:** Many Green Building Certifications require the certification organization or a third-party rater to be involved in the project during design and/or construction. For example, a property that is already under construction may not be eligible for a certification with a Design Review requirement.
- **Data Requirement:** Some certifications require 12-months of post-occupancy data. This requirement is sometimes referred to as a performance period.



Determining the Best Green Building Certification Option

1. Determine where the property is in its development and operations and identify what type of Green Building Certification would apply to the property.

Property Phase	Certification Type	What to look for
Pre-Development	New Construction	Certifications that do not require property to be completed or occupied
Under Construction	New Construction	Certifications that do not require a Design Review
Recently Completed	New Construction	Certifications that do not require a Design Review or a Construction Review
Undergoing a Rehab	Substantial/Major Renovation	Certification timing that matches where the property is in rehab planning and implementation
Business as Usual	Existing Building	

2. Use the table of Green Building Certifications to find certifications that meet the property's needs, including Cost, Timing, and Requirements.
3. Contact the Green Building Certification organization for more details.

Organization and Green Building Certification	Timing for Certification	Requirements			Approximate Certification Cost Example ¹	Contact Information
		Design Review	Construction Review	Data Requirement		
Existing Building Certifications						
BREEAM USA – delivered by BRE BREEAM USA In-Use: Residential Plus	12 months of energy and water data required Final review ~ 1 month			●	\$2,250-3,500	Breana Wheeler, Director of Operations – U.S. breeamusa@bregroup.com
Build It Green GreenPoint Rated Existing Home Multifamily National Program	Design review ~ 1 month Final review ~ 1 month		●	●	\$5,000	Kurt Kniel Operations Manager greenpointrated@builditgreen.org
Green Building Initiative Green Globes Multifamily for Existing Buildings Green Globes Multifamily Performance Plus for Existing Buildings Green Globes Multifamily for Existing Buildings with Net Zero Green Globes Multifamily Performance Plus for Existing Buildings with Net Zero	12 months of energy and water data required Final review ~ 1 month Expedited certification option available.			●	\$10,250 - 16,250	Kate Callahan Senior Director, Client Services & Engagement green_globes_multifamily@thegbi.org



Organization and Green Building Certification	Timing for Certification	Requirements			Approximate Certification Cost Example ¹	Contact Information
		Design Review	Construction Review	Data Requirement		
International Finance Corporation EDGE	1 – 3 months		●	●	≥\$2,900 (EDGE Zero Carbon is an additional ~\$500)	Sandeep Singh edge@ifc.org
International Living Future Institute Zero Carbon Certification Zero Energy Certification	Final review ~1-2 months Certification obtained following performance period.			●	\$3,750 – \$15,000	sales@living-future.org
U.S. Green Building Council LEED Operations and Maintenance: Existing Buildings	After 75% occupancy has been achieved, 3-12 month performance period required Final review ~ 1 month			●	\$3,500 – 6,500	Sarah Karle Senior Director skarle@usgbc.org
U.S. EPA ENERGY STAR, Existing Multifamily Buildings	12 months of whole property energy data required Final review ≤1 month			●	\$0	Craig Haglund Program Manager haglund.craig@epa.gov

New Construction and Renovation Certifications

Most certifications must be engaged during design and/or construction.

Build It Green GreenPoint Rated New Home Multifamily	Design review ~ 1 month Final review ~ 1 month Certification obtained following construction completion.	●	●		\$5,000	Kurt Kniel Operations Manager greenpointrated@builditgreen.org
Enterprise Green Communities Enterprise Green Communities Criteria Enterprise Green Communities Criteria Plus	Pre-build review 30 days assuming 1 review Post-Build review 30 days assuming 1 review Certification obtained following construction completion.	●	●		\$1250 Pre-Build \$300 Post-Build	certification@enterprisecommunity.org
Green Building Initiative Green Globes Multifamily for New Construction Green Globes Multifamily Performance Plus for New Construction Green Globes Multifamily for New Construction with Net Zero	Certification can be obtained without initiating review prior to design/ construction. Design and construction documentation will be reviewed. Design review 2-4 weeks (expedited), 4-6 weeks (standard)				\$14,500 – 20,500	Kate Callahan Senior Director, Client Services & Engagement green_globes_multifamily@thegbi.org



Organization and Green Building Certification	Timing for Certification	Requirements			Approximate Certification Cost Example ¹	Contact Information
		Design Review	Construction Review	Data Requirement		
Green Globes Multifamily Performance Plus for New Construction with Net Zero	Final review 2-4 weeks (expedited), 8-10 weeks (standard)					
Home Innovation Research Labs NGBS Green+ Certifications (e.g., NGBS Green+ NET ZERO ENERGY) NGBS Green Home Remodeling Project Certification NGBS Green Multifamily Building Certification NGBS Green Single-Family Home Certification NGBS Multifamily for Existing Buildings NGBS Multifamily for New Construction	Rough Review ~ 1 week Final Review ~ 1 week Certification issued immediately on completion of final review if verification report is accurate and complete, certification fee is paid, and client agreement is complete. Certification obtained following construction completion	●	●		\$3,700 (NGBS Green+ certifications additional \$100-300 each.)	www.HomeInnovation.com/GreenContact
International Finance Corporation EDGE	1-3 months after construction		●	●	≥\$2,900 (EDGE Zero Carbon is an additional ~\$500)	Sandeep Singh edge@ifc.org
International Living Future Institute Core Green Building Certification Living Building Challenge Zero Carbon Certification Zero Energy Certification	Performance period minimum of 12 continuous months once occupied Ready audit ~1-2 months Final review ~1-2 months Certification obtained following performance period.			●	\$3,750 – \$15,000	sales@living-future.org
Passive House Institute Certified Passive House EnerPHit Certified Retrofit PHI Low Energy Buildings	Final review ~1 month Certification obtained following construction completion.	●	●		Variable	building.certification@passiv.de For additional resources: https://naphnetwork.org/certification/
Phius PHIUS+ Certified Phius Certified	Design review 2-6 months; results in PHIUS + Design Certification Letter Final review ~1 month Certification obtained following construction completion.	●	●		Variable	Lisa White Associate Director white@phius.org



Organization and Green Building Certification	Timing for Certification	Requirements			Approximate Certification Cost Example ¹	Contact Information
		Design Review	Construction Review	Data Requirement		
U.S. Green Building Council LEED Building Design and Construction LEED Zero Energy	Design review (optional) ~1-2 month Final review ~1-2 month Certification obtained following construction completion.	●	●		\$4,000 – \$9,000 (LEED Zero is an additional \$2,000)	Sarah Karle Senior Director skarle@usgbc.org
U.S. EPA ENERGY STAR Certified Single-Family New Homes	Final review <1 month Certification obtained following construction completion.		●		\$0	energystarhomes@energystar.gov
U.S. EPA ENERGY STAR Certified Multifamily New Construction ENERGY STAR Multifamily High Rise	Design review (optional) Final review <1 month Certification obtained following construction completion.	●	●		\$0	energystarhomes@energystar.gov

¹ Certification costs vary. Certification Cost example is for a 100 unit / 100,000 sq. ft property and excludes rater, licensed professional, consultant and documentation costs.

Questions? Contact the Fannie Mae Multifamily Green Team at green_financing@fanniemae.com.