

## Green Leasing Guidance for Property Owners & Managers

### The Problem: Lease Language Works Against Decarbonization Objectives

The typical triple-net-lease for commercial properties in Vancouver does not address the need to share energy use data between owners and tenants to facilitate compliance with municipal energy reporting requirements and to meet greenhouse gas reduction targets. Cooperation between owners and tenants is critical to achieving these goals.

### The Solution: Green Lease Agreements

A Green Lease is a form of owner-tenant contract that includes clauses that facilitate cooperation to achieve building efficiency and decarbonization goals. The objective of the green lease is to include language that holds both the owner and tenants accountable for key elements of data and cost sharing as it relates to efficiency projects. With a well-articulated Green Lease, both owners and tenants can reach decarbonization goals together through clear communication and a well-defined set of responsibilities.

Green Leasing Language Examples	
Topic	Example Lease Language (Referenced from <a href="#">IMT</a> )
Data Sharing/Disclosure	<p>“The Landlord and the Tenant will share the [energy data] they hold relating to the premises and/or the building. This [energy data] will be shared on a regular basis with each other, [any other party] who the landlord and the tenant agree needs to receive such data. [The] landlord and tenant will keep confidential the [energy data] shared under this clause, and will only use such data for the purposes of: monitoring, improving, and/or measuring the [energy performance] of the building against any agreed targets and to comply with laws/by-law.”</p>
Owner and Property Manager Confidentiality	<p>“The Landlord will procure that the managing agent is placed under a similar obligation...to keep any shared data confidential and to use it only for the purposes listed in that clause [sharing data for compliance with the Annual GHG By-Law]. Where the landlord or tenant discloses any shared data to a third party, they will procure that that third party [keeps] any shared data confidential and to use only for the purposes listed.”</p>

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ENERGY STAR Portfolio Manager Transparency	"Where applicable, Landlord shall provide read-only access to the tenant of the building's ENERGY STAR® Portfolio Manager® account and vice versa. To the extent tenant obtains electricity independently of the building, the tenant shall give landlord access to tenant's data on energy use for inclusion in landlord's annual reports, and similar purposes."
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The example lease language below is specific to energy reporting. For a more comprehensive list of lease clauses, see the links at the bottom of the page.

### More information

- Institute For Market Transformation (IMT): [Green Lease Language Examples](#)
- REALPAC: [Office Green Lease](#)
- BOMA: [Green Lease Guide](#)