

# The Build-Ready Program

Solar Canopies for Parking Lots



**UNLOCK**  
new revenue

**MAXIMIZE**  
previously  
developed land

**SUPPORT**  
clean, local energy



Learn more at  
[nyscrda.ny.gov/  
Build-Ready](https://nyscrda.ny.gov/build-ready)

## Add value to your parking lots with revenue-generating solar canopies.

Build-Ready helps offices, businesses, municipalities, schools, institutions, and other public and private landowners maximize the value they get from their parking lots by funding and overseeing the installation of solar canopies. Solar canopies transform parking lots into dual-purpose assets, providing covered parking for employees and guests while generating renewable energy — and revenue from lease payments.

### Benefits to Property Owners

Build-Ready oversees the design and development process of a solar canopy project, making it simple and easy for property owners to add revenue-generating value and more coverage to their parking lots at no cost and no risk to them.

Build-Ready can help landowners evaluate their portfolio of parking lot properties, identify viable projects, and handle project design, engineering, interconnection studies, environmental studies, permitting activities and stakeholder engagement. Other potential benefits from a Build-Ready project on parking lots may include:

- Lease Payments
- Potential pairing with battery energy storage and Electric Vehicle (EV) charging stations
- A shaded, cooler, and more comfortable experience for parking lot users
- Opportunity to demonstrate commitment to sustainability and contribute to clean energy goals

NYSERDA's expert development team helps make parking lots solar-ready by taking responsibility for the process from start to finish — including all planning, design, permitting, and public engagement. The program is a no-cost, turnkey solution for converting previously developed properties like parking lots into renewable energy resources, customized to each site. Landowners are only responsible for providing basic site information and making their property available for cooperation with the Build-Ready team.



**NYSERDA**

## Build-Ready: How it Works

Sites first go through an initial screening, then due diligence and project development phases, followed by the approval and permitting process. During this workstream, the landowner's sole responsibility is to provide basic site information and make their property available to the Build-Ready team.

Once a site has proven feasible through each project phase, Build-Ready will also oversee competitive procurement and contracting with a private renewable energy developer for the construction and operation of the solar canopies.



## Parking lots that move forward with development receive a tailored, comprehensive package of products and benefits.

While these benefits packages vary, the following are common options for Build-Ready projects:

### Lease and Lease-option Payments

Landowners with viable projects are offered Lease Option Agreements with a standard 4-year option period and a 20-year lease term with options to extend out to 40+ years. Lease rates vary and NYSERDA will conduct market studies in close coordination with landowners, typically offering lease rates at or around fair market value.

### Integrated Battery Storage and Electric Vehicle Charging Stations Package

The Build-Ready team assesses the potential project location for compatibility with integrated battery energy storage and EV charging systems. The team will also attempt to fold these systems into project proposals wherever feasible based on technical and financial considerations.

### Community Benefits, Education, Workforce Development and Training Programs

Build-Ready ensures the assessment of the need and availability of community benefit opportunities such as workforce training in host communities to support the creation of green jobs. Based on priorities identified by the community, NYSERDA will consult with respective State agencies, including the State and City Universities of New York, the Department of Economic Development, and the Department of Labor, to determine availability of community benefit opportunities near any Build-Ready project sites. For projects located in or near an environmental justice area, Build-Ready will aim to include community residents in the project benefits.

When an opportunity is identified, Build-Ready benefit packages may include support for the local communities, including subsidized educational programs, improvements to local infrastructure, clean energy on-the-job training, internship programs, job fairs, discounted training and certification programs offered through local educational institutions, or local hiring requirements for the project.

## Ready to get started?

Visit [nyserdera.ny.gov/Build-Ready](https://nyserdera.ny.gov/Build-Ready) to learn more.

Email us at [buildready@nyserdera.ny.gov](mailto:buildready@nyserdera.ny.gov).

Submit site recommendations at [nyserdera.ny.gov/BR-site-form](https://nyserdera.ny.gov/BR-site-form).

Through the Build-Ready Program, the New York State Energy Research and Development Authority (NYSERDA) is working to advance the development of renewable energy resources and accelerate progress toward New York's nation-leading clean energy goals.