

# Environmental Management Procedure for a Commercial Lease



## PRIMARY SOURCE

Before you use this tool, you may want to read the further analysis presented [here](#).

## BENEFITS

In order for commercial property to be managed in an environmentally friendly manner, both the landlord and tenant must be in synch on environmental issues, such as waste management, water and energy consumption and use of non-toxic cleaning supplies and other chemicals. But commercial leases rarely address these issues.

## HOW TO USE THE TOOL

To fill this gap, the Real Property Association of Canada (REALpac) created a model “green” lease, the centerpiece of which is the Environmental Management Plan (EMP). This model EMP is based on one from REALpac. You shouldn’t try to adapt this plan yourself—give it to your company’s lawyer to be used when negotiating the company’s next commercial lease or a renewal of its current lease.

## OTHER RESOURCES:

REALpac's [National Standard Green Office Lease](#)