

# Climate Threat Survey

Goulston & Storrs and ALM collaborated on a national survey to create a profile of the perception of climate-related threats and how those threats impact business.

## Who took the survey?



Developers



Investors



Owners

## Industries impacted:



Office Buildings



Multifamily Complexes



Hotels



Retail Centers

## Most Important Climate Change Risks



Flooding



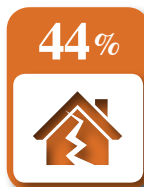
Electricity/Water Supply Distribution



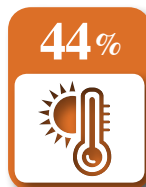
Hurricanes



Snowstorms/Extreme Winter Weather



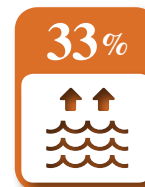
Earthquakes



Extreme Heat



Tornadoes



Sea Level Rise



Wildfires



Mudslides

What are the biggest risks to the commercial assets that lie in the crosshairs of catastrophic climate events?

1

Physical risk to the property itself

2

Market- and tenant-demand distribution

3

Risk of litigation and liability

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## Who is paying for the higher cost of climate issues?



Passing along to tenants/investors/buyers



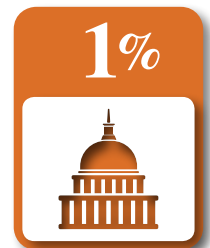
Eating it—it's become a fact of life



Offsetting through climate change resilience measures



Offsetting with cost-controlling measures in other areas



Applying for federal/government assistance



Only a third of the industry conducts a formal or even informal climate-risk assessment.



Nearly 2/3 of commercial real estate executives look no farther than 10 years out.

## Areas where outside counsel is sought:

47%

Navigating environmental regulations

43%

Negotiating contracts and avoiding liability exposure

43%

Obtaining permits/approvals or dealing with local community opposition

35%

Regulatory compliance and advocacy

30%

Lease negotiation

30%

Securing tax credits/financing/capital sources

22%

Work with insurers/lenders for due diligence

20%

Risk transfer in development and investment transactions

20%

Historic preservation/redevelopment initiatives



Click here to download the full survey results.

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