

Cambridge, Massachusetts

Building Energy Use Disclosure Ordinance

Cambridge's Building Energy Use Disclosure Ordinance (BEUDO) requires commercial buildings to reduce emissions over time, eventually achieving carbon neutrality. Covered properties 100,000 sq. ft. and larger are required to become carbon neutral by 2035, while 25,000 – 99,999 sq. ft. properties have until 2050 to reach carbon neutrality.

Learn More: [Program Website](#) [Covered Buildings List](#) [Regulation Text](#)

Covered Buildings

Covered properties include parcels containing commercial or mixed-use buildings with a total combined floor area of 25,000 sq. ft. or more. Under BEUDO, residential properties are not required to reduce emissions.

Compliance Pathways

1. Performance Pathway

A covered property is compliant with BEUDO if it meets its greenhouse gas intensity (GHGI) target based on property use type. Each building's GHGI target is a reduction from its 2018 – 2019 baseline, or an approved alternative baseline. Targets are set to become more stringent after each five-year compliance cycle.

2. Alternative Compliance Payments

For each metric ton of emissions over the limit, the owner may make an alternative compliance payment, which starts at \$234/tCO₂e for the first cycle.

Exemptions & Provisions

New Construction

The baseline for covered properties built after 2019 will be the average GHGI for the first two calendar years following issuance of the Certificate of Occupancy.

Exemptions & Provisions, Continued

Affordable Housing

Any mixed-use covered property that designates all residential units as affordable housing may apply for an alternative compliance schedule.

Other Conditions

Modifications and exemptions are available for properties experiencing financial hardship, vacancy or pending demolition.

Under certain conditions, covered buildings may apply Verified Carbon Credits or renewable energy usage to reduce emissions.

Extensions of up to five years are available if the owner submits a plan for deferred compliance.

Penalties & Enforcement

Failure to meet emission reduction requirements may result in a written warning for the first violation. Subsequent violations are subject to a fine of up to \$300 per violation, per day.

Yardi Energy Solutions[®]

Yardi offers a comprehensive suite of energy solutions that simplify compliance, enhance operational efficiency, and reduce energy costs. Our offerings include:

- [Utility Invoice Processing](#) – Simplify the process of collecting and managing utility consumption data.
- [ENERGY STAR[®] Services](#) – Streamline benchmarking, verify whole-property data and achieve ENERGY STAR Certification for your properties.
- [Building Performance Standards](#) – Track, monitor and streamline BPS compliance.
- [Energy Procurement](#) – Optimize energy costs and reduce carbon emissions.
- [Energy Efficiency](#) – Improve building energy performance with real-time data and timely alerts, detect HVAC system issues and reduce energy waste.

Disclaimer: This document is intended for informational purposes only and does not constitute legal advice or a comprehensive compliance guide.