

Denver, Colorado

Energize Denver (Bill 21-1310)

Under the Energize Denver program, covered buildings are required to meet interim weather normalized site energy use intensity (EUI) performance targets in 2028 and final performance standards in 2032. The ordinance also specifies electrification requirements for heating equipment at the time of replacement.

Learn More:

[Program Website](#)

[Covered Buildings List](#)

[Regulation Text](#)

Covered Buildings

Building performance targets apply to commercial and multifamily buildings over 25,000 sq. ft. Buildings between 5,000 and 24,999 sq. ft. are not required to meet targets but must demonstrate either lighting improvements or renewable energy utilization.

Compliance Pathways

- 1. Target Pathway:** Properties are compliant if they meet their interim and final target EUI, then maintain their final target EUI.
- 2. Corrective Action Process:** If the building's EUI is within 5% of its target, the owner may file for a corrective action plan. If the property's EUI is 6%+ above its target, the owner may complete an energy audit and submit a compliance plan.
- 3. Timeline Adjustment:** The building owner may apply for an adjusted timeline under qualifying conditions, including electrification, end of major equipment system life, energy service capacity constraints, district steam loop system limitations or the timing of a major renovation.
- 4. Interim Compliance Hold:** Properties facing temporary conditions that complicate compliance with Energize Denver may be eligible for an interim hold, which prevents the assessment of penalties for a period of 24 months. After the hold, the owner may apply for a timeline adjustment.

Exemptions & Provisions

New Construction

New buildings will be covered once they have received a Certificate of Occupancy and have been operational for twelve full calendar months.

Affordable Housing

Free compliance assistance services are available for Equity Priority Buildings (EPBs), including properties serving low- and medium-income residents.

Other Conditions

The ordinance does not cover stand-alone parking garages or power generation facilities. Manufacturing, agricultural and industrial properties and condominiums may apply for certain adjustments. Properties may qualify for an exemption based on certain conditions including vacancy, ongoing renovations, demolition and financial distress.

In addition, the program allows buildings to use investments in onsite or offsite renewable energy generation as a means lower their site EUI.

Penalties & Enforcement

Noncompliant properties are subject to Target Penalties if they do not reach the interim or final target by the compliance due date. Maintenance Penalties may also apply if, after 2032, a covered building's annual site EUI exceeds the final target by 5% or more. The penalty amount is based on floor area or kBtu over the threshold, depending on the nature of the violation. Unresolved citations may result in a property fine.

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.