



Miami, Florida

Building Efficiency 305

The Miami Building Efficiency 305 (BE305) program requires buildings 50,000 sq. ft. or larger to submit a retuning report once every five years. Low-cost adjustments and minor repairs to energy and water systems may be required.

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

Covered Buildings

The BE305 program applies to properties over 50,000 sq. ft. Initial retuning reports are due in 2028 for properties over 200,000 sq. ft., 2029 for properties over 100,000 sq. ft., and 2030 for properties over 50,000 sq. ft. Property types excluded from the program include industrial buildings and residential properties with five or fewer units.

Compliance Pathways

1. Prescriptive Pathway

Once every five years, the owner of a covered building must select a qualified retuning professional to assess the building's energy and water systems and implement any recommended adjustments or minor repairs with a simple payback of three years or sooner.

2. Performance Pathway

A property is considered a top performer and is not required to perform audits and retuning if it meets one of the following criteria:

- Its ENERGY STAR® Score is 75 or higher.
- Its energy use intensity (EUI) is equivalent to or better than the performance of 75% of all covered properties of its type.
- Achieved an ENERGY STAR Score at least 15 points above its baseline year Score.

Compliance Pathways, Continued

- Recently completed a full retuning procedure.
- Performs continuous commissioning.
- Recently received a qualifying green building certification.

Exemptions & Provisions

New Construction: Buildings exempt from BE305 benchmarking requirements are also exempt from retuning requirements, including if the property did not have a Certificate of Occupancy or temporary Certificate of Occupancy for all 12 months of the calendar year being benchmarked.

Affordable Housing: Multifamily properties may be eligible for an exemption if over 25% of the dwelling units qualify as affordable housing.

Other Conditions: Exemptions may be granted in qualifying circumstances, including in the case of low or no occupancy, scheduled demolition, substantial rehabilitation and other situations as determined by the Office of Resilience.

Penalties & Enforcement

Failure to submit a retuning report or reporting inaccurate information may result in a fine of \$250 per day for the first offense and \$500 per day for a repeat violation.

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.