

Montgomery County, Maryland

Building Energy Use Benchmarking and Performance Standards

Under the Montgomery County Building Energy Performance Standards (BEPS) program, covered buildings are required to meet normalized net site energy use intensity (EUI) targets. After benchmarking for three years, each building is assigned a target EUI, which may require a reduction in energy intensity of up to 30% over ten years.

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

Covered Buildings

Public and privately-owned buildings 25,000 gross sq. ft. and larger must achieve their assigned interim and final performance standards. Performance requirements phase in by building type and size, starting with county-owned and commercial buildings over 50,000 sq. ft. in 2028, followed by smaller commercial and large multifamily buildings in 2030, and smaller multifamily buildings in 2031.

Transportation, communications, and utility infrastructure are excluded, as well as certain industrial properties.

Compliance Pathways

1. Performance Pathway

A covered building is compliant if it meets its assigned interim or final performance standard by the deadline. The interim standard is in effect five years from the start date, and the final standard takes effect ten years from the start date.

2. Building Performance Improvement Plan (BPIP) Pathway

If unable to meet the interim and/or final performance standards, the building owner may submit an audit report and retrofit plan outlining cost-effective energy improvement measures and an implementation schedule.

Exemptions & Provisions

New Construction

Newly constructed covered buildings are required to comply with performance standards after three years of benchmarking reporting.

Affordable Housing

Assistance and accommodations for affordable housing providers and non-profits are available. In addition, Building Performance Improvement Board may modify requirements.

Other Conditions

Single-family homes, certain buildings used primarily for industrial purposes, buildings with over 10% of total floor area used for warehousing or self-storage and other property types are eligible for exemption. Historic buildings may apply for timeline extensions.

Penalties & Enforcement

Noncompliance is considered a Class A violation. Civil violations may result in fines of \$500 for initial offenses and \$750 for repeat offenses. Criminal violations may entail a \$1,000 fine and maximum jail term of 6 months.

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.