

Newton, Massachusetts

Building Emissions Reduction and Disclosure Ordinance

The City of Newton's Building Energy Reporting and Disclosure Ordinance (BERDO) requires commercial buildings over 20,000 sq. ft. to meet declining emissions targets in five-year cycles between 2026 and 2050, achieving net zero emissions by 2050. Gross floor area determines the reporting timeline, with initial compliance deadlines set sooner for larger buildings.

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

Covered Buildings

Emissions standards apply to all nonresidential buildings with a gross floor area of 20,000 sq. ft. or more. Residential buildings that are 20,000 sq. ft. and larger are only subject to annual benchmarking reporting and are not required to reduce emissions.

Compliance Pathways

1. Performance Pathway

A covered building is compliant if its emissions intensity — carbon dioxide equivalents (CO₂e) per square foot per year — is less than or equal to the emissions limit for its property use type.

2. Alternative Compliance Payments

If a property does not meet its emissions limit, the owner may mitigate excess emissions through Alternative Compliance Payments. The initial cost of an Alternative Compliance Payment is \$234 per metric ton CO₂e. This amount will be reviewed every five years.

Compliance Pathways, Continued

3. Individual Compliance Schedules

The owner of a covered building or portfolio of buildings may apply for an Individual Compliance Schedule, which must set progressively lower emissions standards in five- to six-year increments, with a 100% reduction in emissions by the end of the fifth cycle.

4. Hardship Compliance Plan

The owner of a property facing financial hardship and/or extraordinary circumstances, such as a Historic Building designation, may apply for a Hardship Compliance Plan.

Penalties & Enforcement

Failure to comply with Newton BERDO may result in penalties of \$1,000 per day for buildings 35,000 sq. ft. and larger and \$300 per day for buildings between 20,000 and 35,000 sq. ft.

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.