



## State of Massachusetts

### Better Buildings Act

Under Massachusetts's Better Buildings Act (SB 2178), buildings 20,000 sq. ft. and larger are required to meet energy performance standards that become more stringent every five years, until reaching a final target by 2050. Depending on the property type and occupancy, properties will be assessed on weather normalized site energy use intensity (EUI) and/or greenhouse gas emissions intensity (GHGI).

---

#### Learn More:

[Regulation Text](#)

---

### Covered Buildings

The law applies to all properties with a gross floor area of 20,000 sq. ft. and larger.

### Compliance Pathways

#### 1. Performance Pathway

A covered building is compliant if it meets the standard for its property use type and occupancy.

#### 2. Building Performance Action Plan

Under qualifying conditions, building owners may propose a building performance action plan, outlining planned upgrades and a timeline for implementation.

#### 3. Alternative Compliance Payment

Property owners may opt to pay an alternative compliance fee. The fee amount will be assessed based on gross floor area and the extent to which it exceeds its performance standard.

## Exemptions & Provisions

### New Construction

New buildings are required to report one full calendar year after the issuance of a Certificate of Occupancy.

### Other Conditions

Property owners may apply for an extension of up to three years under qualifying conditions, including financial distress, change of ownership, vacancy, major renovation and pending demolition.

## Penalties & Enforcement

Noncompliance may result in civil penalties, which may not be passed through to the lessee of a unit that comprises less than 5% of the building's total gross floor area.

---

## 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.