

# Comparison of U.S. Commercial Building Energy Benchmarking and Transparency Policies

September 2020



Jurisdiction	Year Enacted	Public Data Available		Policy Impact			Buildings Included	Policy Schedule		Compliance		Additional Elements	
		Covered Bldgs	Benchmarking Data	# of Bldgs	Sq. Ft. in millions	Energy Savings		Reporting to Gov't	Transparency	Compliance Rate of Bldgs	Compliance Rate of Sq. Ft.	Water Tracking	Further Action Required
CA	2015	No	No	-	-	-	Comm ≥ 50,000 MF ≥ 50,000 sq. ft. and 17 or more residential utility accounts	June 1, Annual	After June 1, Annual	-	-	-	-
Atlanta GA	2015	Yes	No	2,900	402	-	Comm & MF ≥ 25,000 Public/Gov't ≥ 10,000	June 1, Annual	(if ENERGY STAR >55) Sept 2018	-	-	Y	Energy audits every 10 years for commercial bldgs 25,000 sq. ft. or larger.
Austin TX	2008	No	Yes	2,800	113	-	Comm ≥ 10,000 MF ≥ 5 units Public/Gov't ≥ 10,000 All Single Family	June 1, Annual	Time of transaction	-	-	N	Energy audit required before time of sale for homes 10 years or older and for all multifamily bldgs that are 10 years or older and have five or more units.
Berkeley CA	2015	Yes	-	257	13.7	-	Comm & MF ≥ 25,000 Public/Gov't ≥ 25,000	June 1, Annual July 1, Annual	-	-	-	Y	Energy audit prior to sale for commercial and multifamily bldgs 25,000 sq. ft. or larger.
Boston MA	2014	Yes	Yes	1,600	250	-	Comm ≥ 35,000 MF ≥ 35,000/35 units All Public/Gov't	May 15, Annual	Oct 1, Annual	73% (2014)	84% (2014)	Y	Audit or energy action every five years for commercial and multifamily bldgs 25,000 sq. ft. or larger. Actions are significant investment in efficiency, comprehensive energy management plan, or retrocommissioning of energy systems. bldgs over 50,000 sq. ft. have more stringent requirements.
Boulder CO	2015	Yes	Yes	475	26	-	Comm ≥ 20,000 Public/Gov't ≥ 5,000	June 1, Annual	June 1, following year	99% (2018)	-	Y	Energy audit and retrocommissioning every 10 years for commercial bldgs 20,000 sq. ft. or larger (10,000 sq. ft. for bldgs built after 2014). owners must implement any RCx measure with payback of two years or less.

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City/State		Covered Bldgs	Benchmarking Data	# of Bldgs	Sq. Ft. in millions	Energy Savings	Types of Real Estate and Sizes (Sq. Ft.)	Reporting to Gov't	Transparency	Compliance Rate of Bldgs	Compliance Rate of Sq. Ft.	Water Tracking	Further Action Required
Cambridge MA	2014	Yes	Yes	1,100	78	-	Comm ≥ 350,000 MF ≥ 35 units All Public/Gov't	May 1, Annual	Sept 1, Annual	91% (2016)	85.5% (2014)	Y	-
Chicago IL	2013	Yes	Yes	3,500	900	2.9% (2014-17)	Comm, MF, Public/Gov't ≥ 50,000	June 1, Annual	After June 1, Annual	88% reporting rate (2016)	-	N	-
Columbus OH	2020	No	No	-	-	-	Commercial ≥ 50,000 MF ≥ 100,000 Public/Gov't ≥ 25,000	June 1, 2021, Annual June 1, 2022, Annual	After June 1, Annual	-	-	Y	-
Denver CO	2017	No	No	3,000	360	0.2% (2017-18)	Comm & MF ≥ 25,000 Public/Gov't ≥ 25,000	June 1, Annual	-	90% (2018)	74.6% (2018)	N	-
Des Moines IA	2019	No	No	-	-	-	Comm ≥ 50,000 Public/Gov't ≥ 50,000	June 1, Annual	After June 1, Annual	-	-	Y	-
Edina MN	2019	No	No	-	-	1-2% Annually	Comm & MF ≥ 50,000 Public/Gov't All	June 1, Annual	After June 1, Annual	-	-	N	Energy assessment every five years for commercial and multifamily bldgs 50,000 sq. ft. or larger.
Evanston IL	2016	Yes	No	557	45.6	-	Comm & MF ≥ 20,000 Public/Gov't ≥ 10,000	June 30, Annual	-	-	-	Y	-
Fort Collins CO	2018	No	No	2,250	47	-	Comm ≥ 20,000 (for 2020) Comm ≥ 10,000 (for 2021) Comm ≥ 5,000 (for 2022)  MF ≥ 20,000 (for 2021) MF ≥ 10,000 (for 2022) MF ≥ 5,000 (for 2023) Public/Gov't ≥ 20,000	Mar 1, Annual	-	-	-	Y	-
Kansas City MO	2015	No	Yes	~1,500	~400	-	Comm & MF ≥ 100,000 Public/Gov't ≥ 10,000	May 1, Annual	Sept 1, Annual	61.8%	-	Y	-

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Los Angeles CA	2016	No	Yes	1,908, or 1,400	900	-	Comm & MF ≥ 20,000 Public/Gov't ≥ 7,500	June 1, Annual	After June 1, Annual	82% (2016)	-	Y	Energy audit and retrocommissioning every five years for commercial and multifamily bldgs 20,000 sq. ft. or larger.
Minneapolis MN	2013	Yes	Yes	991	-	3.4% (2014-16)	Comm & MF ≥ 50,000 Public/Gov't ≥ 25,000	June 1, Annual	Aug 31, Annual	80% (2016)	-	Y	-
Montgomery Co MD	2014	Yes	Yes	~1,000	~110	-	Comm ≥ 50,000 All Public/Gov't	June 1, Annual	Oct 1, Annual	55.2% (2016)	-	N	-
New York City NY	2009	Yes	Yes	15,614 33,417	2,800	6-14% (2010-14)	Comm & MF ≥ 25,000 All Public/Gov't	May 1, Annual	Sept 1, Annual	84% (2012)	-	Y	Energy audits and retrocommissioning every 10 years for commercial and multifamily bldgs 50,000 sq. ft. or larger.
Orlando FL	2016	Yes	Yes	826	125.6	-	Comm & MF ≥ 50,000 Public/Gov't ≥ 10,000	May 1, Annual	Sept 1, 2019	-	-	N	Energy audit or retrocommissioning every five years for bldgs with ENERGY STAR scores below 50.
Philadelphia PA	2013	No	No	2,900	390	-	Comm, MF ≥ 50,000 Public/Gov't ≥ 10,000	Jun 30, Annual	After June 30, Annual	85% (2019)	20% of total citywide sq. ft. (2019)	Y	Tune-ups every five years for commercial bldgs 50,000 sq. ft. or larger.
Pittsburgh PA	2016	No	Coming soon	861	164	-	Comm ≥ 50,000 All Public/Gov't	June 1, Annual	After June 1, Annual	-	-	Y	-
Portland ME	2016	Yes	No	284	-	-	Comm ≥ 20,000 MF ≥ 50 units Public/Gov't ≥ 5,000	May 1, Annual	Sept 1, 2019	-	-	Y	-
Portland OR	2015	No	Yes	1,024	87	-	Comm ≥ 20,000 Public/Gov't ≥ 20,000	Apr 22, Annual	Oct 1, Annual	93.4% (2017)	-	N	-
Reno NV	2019	No	No	500	25	-	Comm & MF ≥ 30,000 Public/Gov't ≥ 10,000	April 1, Annual	-	-	-	Y	Commercial bldgs and multifamily properties 30,000 sq. ft. or larger and municipal properties 10,000 sq. ft. or larger that are not meeting performance targets every seven years must do an audit or retuning.

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Salt Lake City UT	2017	No	No	1,211	124	-	Comm ≥ 25,000 Public/Gov't ≥ 3,000	May 1, Annual	-	-	-	N	Tune-ups every five years for commercial bldgs 25,000 sq. ft. or larger.
San Diego CA	2019	Yes	Yes	-	-	-	Comm ≥ 50,000 MF ≥ 50,000 and 17+ residential utility accounts	June 1, Annual	After June 1, Annual	-	-	Y	-
San Francisco CA	2011	Yes	Yes	2,312	203	7.9% (2010-14)	Comm ≥ 10,000 Public/Gov't ≥ 10,000 Residential ≥ 50,000	Apr 1, Annual	After Apr 1, Annual	50,000+ sq. ft.: 82% 25-50,000 sq. ft.: 52% 10-25,000 sq. ft.: 39% (2014)	-	Y	Energy audit every five years for Commercial bldgs 10,000 sq. ft. or larger. Bldgs 50,000 sq. ft. or larger have more stringent requirements.
San Jose CA	2018	Yes	No	2,500	250	-	Comm & MF ≥ 20,000 Public/Gov't ≥ 15,000	May 1, 2019	After May 1, Annual	-	-	Y	Commercial and multifamily bldgs 20,000 sq. ft. or larger not meeting performance target every five years must do an audit, retrocommissioning, or undertake energy efficiency improvement measures.
Seattle WA	2012	No	Yes	-	-	-	Comm & MF ≥ 20,000 Public/Gov't ≥ 20,000	Apr 1, Annual	After Apr 1, Annual	99% (2016)	-	N	Building tune-up every five years for commercial 50,000 sq. ft. or larger.
South Portland ME	2017	Yes	No	-	-	-	Comm ≥ 5,000 MF ≥ 10 units Public/Gov't ≥ 5,000	May 1, Annual	Sept 1, Annual	93% (2018)	93% (2018)	Y	-
St. Louis MO	2017	Yes	No	-	-	\$61.5 million annually	Comm & MF ≥ 50,000 Public/Gov't ≥ 50,000	Apr 1, Annual	Aug 1, Annual	61% (2017)	-	Y	-
St. Louis Park MN	2019	No	No	275	52% of city's total bldgs sq. ft.	30% reduction in large bldgs by 2030	All except industrial ≥ 25,000	June 1, Annual	Sept 1, Annual	-	-	Y	-
Washington DC	2008	Yes	Yes	2,000	357	9% (2010-13)	Comm & MF ≥ 50,000 Public/Gov't ≥ 10,000	Apr 1, Annual	After Apr 1, Annual	-	-	Y	-