

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

July 2021



| Jurisdiction | Year Enacted | Policy Impact |                     |                |                              |  | Policy Schedule                            |   | Additional Elements |   |                          | Status Updates             |                             |  |
|--------------|--------------|---------------|---------------------|----------------|------------------------------|--|--|---|---------------------|---|--------------------------|----------------------------|-----------------------------|--|
| City/State   |              | # of Bldgs    | Sq. Ft. in millions | Energy Savings | Covered Bldgs List Available | Types of Real Estate and Sizes (Sq. Ft.)   | Reporting to Gov't                         | Transparency                              | Water Tracking      | Further Action  | Compliance Rate of Bldgs | Compliance Rate of Sq. Ft. | Benchmarking Data Available |  |
| CA           | 2015         | -             | -                   | -              | No                           | Comm ≥ 50,000<br>MF ≥ 50,000 sq. ft. and 17 or more residential utility accounts | June 1, Annual                             | After June 1, Annual                      | -                   | -   | -                        | -                          | No                          |  |
| CO           | 2021         | 8,830         | 1.23 billion        | -              | Yes                          | MF & Comm ≥ 50,000<br>Public/Gov't ≥ 50,000                                      | Dec 1, 2022 and June 1 annually thereafter | Annual, Date TBD<br>Time of sale or lease | N                   | BPS requirements TBD in rulemaking.   | -                        | -                          | No                          |  |
| Atlanta GA   | 2015         | 2,900         | 402                 | -              | Yes                          | Comm & MF ≥ 25,000<br>Public/Gov't ≥ 10,000                                      | June 1, Annual                             | (if ENERGY STAR >55)<br>Sept 2018         | Y                   | Energy audits every 10 years for commercial bldgs 25,000 sq. ft. or larger.   | -                        | -                          | Yes                         |  |
| Austin TX    | 2008         | 2,800         | 113                 | -              | No                           | Comm ≥ 10,000<br>MF ≥ 5 units<br>Public/Gov't ≥ 10,000<br>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.   | -                        | -                          | Yes                         |  |
| Berkeley CA  | 2015         | 257           | 13.7                | -              | Yes                          | Comm & MF ≥ 25,000<br>Public/Gov't ≥ 25,000                                      | June 1, Annual<br>July 1, Annual           | No publication date                       | Y                   | Energy audit prior to sale for commercial and multifamily bldgs 25,000 sq. ft. or larger.   | -                        | -                          | -                           |  |
| Boston MA    | 2014         | 1,600         | 250                 | -              | Yes                          | Comm ≥ 35,000<br>MF ≥ 35,000/35 units<br>All Public/Gov't                        | May 15, Annual                             | Oct 1, Annual                             | 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. | 73% (2014)               | 84% (2014)                 | Yes                         |  |
| Cambridge MA | 2014         | 1,100         | 78                  | -              | Yes                          | Comm ≥ 350,000<br>MF ≥ 35 units<br>All Public/Gov't                              | May 1, Annual                              | Sept 1, Annual                            | Y                   | -   | 91% (2016)               | 85.5% (2014)               | Yes                         |  |

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| City/State      |              | # of Bldgs    | Sq. Ft. in millions | Energy Savings   | Covered Bldgs List Available | Types of Real Estate and Sizes (Sq. Ft.)  | Reporting to Gov't                           | Transparency  | Water Tracking      | Further Action   | Compliance Rate of Bldgs | Compliance Rate of Sq. Ft. | Benchmarking Data Available |  |
| Chicago IL      | 2013         | 3,500         | 900                 | 7.6% (2016-2019) | Yes                          | Comm & MF, Public/Gov't ≥ 50,000  | June 1, Annual                               | After June 1, Annual                                  | N                   | -  | 91% (2019)               | 96% (2019)                 | Yes                         |  |
| Chula Vista CA  | 2021         | 840           | 35                  | -                | No                           | Comm & MF ≥ 50,000<br>Public/Gov't ≥ 20,000   | Mar 20, 2022<br>May 20, 2022                 | To existing and prospective tenants and owners/buyers | N                   | Building performance standards requirements begin in 2023 for bldgs ≥ 50,000 sq. ft. and 2026 for bldgs ≥ 20,000 sq. ft. | -                        | -                          | No                          |  |
| Columbus OH     | 2020         | -             | -                   | -                | No                           | Commercial ≥ 50,000<br>MF ≥ 100,000<br>Public/Gov't ≥ 25,000  | June 1, 2021, Annual<br>June 1, 2022, Annual | After June 1, Annual                                  | Y                   | -  | -                        | -                          | No                          |  |
| Denver CO       | 2017         | 3,000         | 360                 | 0.4% (2020)      | No                           | Comm & MF ≥ 25,000<br>Public/Gov't ≥ 25,000   | June 1, Annual                               | No publication date                                   | N                   | -  | 90% (2018)               | 74.6% (2018)               | Yes                         |  |
| Des Moines IA   | 2019         | -             | -                   | -                | No                           | Comm ≥ 50,000<br>Public/Gov't ≥ 50,000  | June 1, Annual                               | After June 1, Annual                                  | Y                   | -  | -                        | -                          | No                          |  |
| Edina MN        | 2019         | -             | -                   | -                | Yes                          | Comm & MF ≥ 50,000<br>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.                        | -                        | -                          | Yes                         |  |
| Evanston IL     | 2016         | 557           | 45.6                | -                | Yes                          | Comm & MF ≥ 20,000<br>Public/Gov't ≥ 10,000   | June 30, Annual                              | No publication date                                   | Y                   | -  | -                        | -                          | Yes                         |  |
| Fort Collins CO | 2018         | 2,250         | 47                  | -                | Yes                          | Comm ≥ 20,000 (for 2020)<br>Comm ≥ 10,000 (for 2021)<br>Comm ≥ 5,000 (for 2022)<br>MF ≥ 20,000 (for 2021)<br>MF ≥ 10,000 (for 2022)<br>MF ≥ 5,000 (for 2023)<br>Public/Gov't ≥ 20,000 | Mar 1, Annual                                | Annual  | Y                   | -  | -                        | -                          | No                          |  |
| Kansas City MO  | 2015         | ~1,500        | ~400                | -                | No                           | Comm & MF ≥ 100,000<br>Public/Gov't ≥ 10,000  | May 1, Annual                                | Sept 1, Annual  | Y                   | -  | 56.2% (2020)             | -                          | Yes                         |  |

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| City/State       |              | # of Bldgs       | Sq. Ft. in millions | Energy Savings  | Covered Bldgs List Available | Types of Real Estate and Sizes (Sq. Ft.)               | Reporting to Gov't | Transparency          | Water Tracking      | Further Action  | Compliance Rate of Bldgs                 | Compliance Rate of Sq. Ft.           | Benchmarking Data Available |  |
| Los Angeles CA   | 2016         | 1,908, or 1,400  | 900                 | -               | No                           | Comm & MF ≥ 20,000<br>Public/Gov't ≥ 7,500             | June 1, Annual     | After June 1, Annual  | Y                   | Energy audit and retrocommissioning every five years for commercial and multifamily bldgs 20,000 sq. ft. or larger.   | 82% (2016)                               | -                                    | Yes                         |  |
| Minneapolis MN   | 2013         | 991              | -                   | 5.5% (2014-18)  | Yes                          | Comm & MF ≥ 50,000<br>Public/Gov't ≥ 25,000            | June 1, Annual     | Aug 31, Annual        | Y                   | -   | Commercial 93%<br>Multifamily 84% (2018) | -                                    | Yes                         |  |
| Montgomery Co MD | 2014         | ~1,000           | ~110                | 2.5% (2017-19)  | Yes                          | Comm ≥ 50,000<br>All Public/Gov't                      | June 1, Annual     | Oct 1, Annual         | N                   | -   | 55.2% (2016)                             | -                                    | Yes                         |  |
| New York City NY | 2009         | 15,614<br>33,417 | 2,800               | 6-14% (2010-14) | Yes                          | Comm & MF ≥ 25,000<br>All Public/Gov't                 | May 1, Annual      | Sept 1, Annual        | Y                   | Energy audits and retrocommissioning every 10 years for commercial and multifamily bldgs 50,000 sq. ft. or larger.  | 84% (2012)                               | -                                    | Yes                         |  |
| Orlando FL       | 2016         | 826              | 125.6               | -               | Yes                          | Comm & MF ≥ 50,000<br>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.   | -  | -                                    | Yes                         |  |
| Philadelphia PA  | 2013         | 2,900            | 390                 | -               | No                           | Comm, MF ≥ 50,000<br>Public/Gov't ≥ 10,000             | Jun 30, Annual     | After June 30, Annual | Y                   | Tune-ups every five years for commercial bldgs 50,000 sq. ft. or larger.  | 85% (2019)                               | 20% of total citywide sq. ft. (2019) | Yes                         |  |
| Pittsburgh PA    | 2016         | 861              | 164                 | -               | Yes                          | Comm ≥ 50,000<br>All Public/Gov't                      | June 1, Annual     | After June 1, Annual  | Y                   | -   | -  | -                                    | Coming soon                 |  |
| Portland ME      | 2016         | 284              | -                   | -               | Yes                          | Comm ≥ 20,000<br>MF ≥ 50 units<br>Public/Gov't ≥ 5,000 | May 1, Annual      | Sept 1, 2019          | Y                   | -   | -  | -                                    | No                          |  |
| Portland OR      | 2015         | 1,024            | 87                  | 2.7% (2016-19)  | No                           | Comm ≥ 20,000<br>Public/Gov't ≥ 20,000                 | Apr 22, Annual     | Oct 1, Annual         | N                   | -   | 93.4% (2017)                             | -                                    | Yes                         |  |
| Reno NV          | 2019         | 500              | 25                  | -               | Yes                          | Comm & MF ≥ 100,000<br>Public/Gov't ≥ 10,000           | April 1, Annual    | No publication date   | 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. | -  | -                                    | No                          |  |

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| City/State        |              | # of Bldgs    | Sq. Ft. in millions               | Energy Savings | Covered Bldgs List Available | Types of Real Estate and Sizes (Sq. Ft.)                          | Reporting to Gov't                           | Transparency                                 | Water Tracking      | Further Action   | Compliance Rate of Bldgs  | Compliance Rate of Sq. Ft. | Benchmarking Data Available |  |
| Salt Lake City UT | 2017         | 1,211         | 124                               | -              | No                           | Comm ≥ 25,000<br>Public/Gov't ≥ 3,000                             | May 1, Annual                                | No publication date                          | N                   | Tune-ups every five years for commercial bldgs 25,000 sq. ft. or larger.   | -   | -                          | No                          |  |
| San Diego CA      | 2019         | -             | -                                 | -              | Yes                          | Comm ≥ 50,000<br>MF ≥ 50,000 and 17+ residential utility accounts | June 1, Annual                               | After June 1, Annual                         | Y                   | -  | -   | -                          | No                          |  |
| San Francisco CA  | 2011         | 2,312         | 203                               | 7.9% (2010-14) | Yes                          | Comm ≥ 10,000<br>Public/Gov't ≥ 10,000<br>Residential ≥ 50,000    | Apr 1, Annual                                | After Apr 1, Annual                          | 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.  | 50,000+ sq. ft.: 82%<br>25-50,000 sq. ft.: 52%<br>10-25,000 sq. ft.: 39% (2014) | -                          | Yes                         |  |
| San Jose CA       | 2018         | 2,500         | 250                               | -              | Yes                          | Comm & MF ≥ 20,000<br>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. | -   | -                          | No                          |  |
| Seattle WA        | 2012         | -             | -                                 | 3.7% (2014-16) | No                           | Comm & MF ≥ 20,000<br>Public/Gov't ≥ 20,000                       | Apr 1, Annual                                | After Apr 1, Annual                          | N                   | Building tune-up every five years for commercial 50,000 sq. ft. or larger.   | 99% (2016)  | -                          | Yes                         |  |
| South Portland ME | 2017         | -             | -                                 | -              | Yes                          | Comm ≥ 5,000<br>MF ≥ 10 units<br>Public/Gov't ≥ 5,000             | May 1, Annual                                | Sept 1, Annual                               | Y                   | -  | 93% (2018)  | 93% (2018)                 | Yes                         |  |
| St. Louis MO      | 2017         | -             | -                                 | -              | Yes                          | Comm & MF ≥ 50,000<br>Public/Gov't ≥ 50,000                       | Apr 1, Annual                                | Aug 1, Annual                                | Y                   | -  | 61% (2017)  | -                          | No                          |  |
| St. Louis Park MN | 2019         | 275           | 52% of city's total bldgs sq. ft. | -              | Yes                          | All except industrial ≥ 25,000                                    | June 1, Annual                               | Sept 1, Annual                               | Y                   | -  | -   | -                          | Yes                         |  |
| St. Paul MN       | 2020         | 2,000         | 357                               | -              | Yes                          | Comm & MF ≥ 25,000<br>Public/Gov't ≥ 25,000                       | Full: June 1, Annual<br>Partial: June Annual | Full: June 1, Annual<br>Partial: June Annual | Y                   | -  | -   | -                          | Yes                         |  |
| Washington DC     | 2008         | 2,000         | 357                               | 9% (2010-13)   | Yes                          | Comm & MF ≥ 50,000<br>Public/Gov't ≥ 10,000                       | Apr 1, Annual                                | After Apr 1, Annual                          | Y                   | -  | -   | -                          | Yes                         |  |