



## Comparison of Commercial Building Energy Rating and Disclosure Mandates

	California	District of Columbia	Austin, TX	Washington State	New York City	Seattle
<b>Short name</b>	AB 1103	DC Energy Act of 2008	Energy Conservation Audit & Disclosure Ordinance	SB 5854 – Efficiency First!	No. 476-A	CB 116731
<b>Date enacted</b>	Oct. 12, 2007	July 15, 2008	Nov. 6, 2008	May 8, 2009	Dec. 9, 2009	Jan. 25, 2010
<b>Building types</b>	Non-residential (NR)	NR	NR + Multifamily	NR	NR + multifamily	NR + multifamily
<b>ENERGY STAR benchmarking, private buildings</b>	Required prior to sale, lease or financing of full building. Phases-in over 2 years beginning 1/1/2011	Required annually for buildings 50,000 SF+. Phases-in over 4 years beginning in 2010	Required by 6/1/2011. Multifamily buildings complete energy audit by 6/1/2011	Required prior to lease, sale or financing for buildings 10,000 SF+. Phases-in over 2 years beginning 1/1/2011	Required annually for buildings 50,000 SF+ beginning 5/1/2011	Required annually for buildings 10,000 SF+. Phases-in over 2 years beginning 4/1/2011.
<b>Disclosure</b>	Prospective buyers & lessees (when contract presented) and lenders (when loan app. filed)	Public, online database run by DC gov't. Begins in 2012 and phases-in over 4 years	Prospective buyers of nonresidential buildings. Public posting of audit results in multifamily buildings	Prospective buyers, lessees & lenders. Phases-in according to benchmarking schedule	Public, online database run by NYC gov't. Begins 9/1/2012 for NR buildings & 9/1/2013 for multifamily	Prospective buyers, lessees, lenders & current tenants
<b>ENERGY STAR benchmarking, public buildings</b>	Required by previous executive order	Required annually for buildings 10,000 SF+ owned or operated by DC. Will be disclosed publicly	N/A	Required for buildings 10,000 SF+ owned or leased by Washington gov't. Will be disclosed publicly	Required annually for buildings 10,000 SF+ owned or fully leased by NYC gov't. Will be disclosed publicly	N/A
<b>Utility involvement</b>	Energy bills uploaded into ENERGY STAR starting 1/1/2009 upon customer request	No requirement	Program administered by Austin Energy (municipal utility)	Energy bills uploaded into ENERGY STAR starting 1/1/2010 upon customer request	No requirement	Energy bills uploaded into ENERGY STAR starting 6/1/2010 upon customer request
<b>Also required</b>	California Energy Performance Disclosure Report	Target Finder ratings + disclosure for new buildings 50,000 SF+	Mandatory energy upgrades for “high energy-use” multifamily buildings	Mandatory audits & upgrades for public buildings w/ low ratings	Periodic energy audits & RCx. In some cases, mandatory retrofits for public buildings	Benchmarking data reported to city annually
<b>Notes</b>	Additional legislation likely in San Francisco	N/A	Requires home energy audits at time of sale	N/A	Workforce training & financial incentive programs included in legislation	Augments Washington state law