

Comparison of Commercial Building Energy Rating and Disclosure Policies

	Legislation				Building Type & Size Threshold			Disclosure			Rating System		Additional Elements	
	Jurisdiction	Short name	Enacted	Effective	Gov't	Commercial	Multi family	Public Website	Gov't	Transaction	Energy Star Portfolio Manager	Other	Utility Support	Audit/Improvement Requirement
Cities	Austin	Energy Conservation Audit & Disclosure (ECAD) Ordinance	Nov 2008	June 2011	✓	✓	Audits	-	✓	Buyers	✓	ACLARA	-	Audits and mandatory upgrades for multifamily buildings
	District of Columbia	Clean and Affordable Energy Act of 2008	July 2008	2010 -2014	10K SF+	50K SF+	50K SF+	✓	✓	-	✓	Energy Star Target Finder	-	-
	New York City	LL No. 476-A	Dec 2009	2011 - 2013	10K SF+	50K SF+	50K SF+	✓	✓	-	✓	-	-	ASHRAE level II audits and RCx, public building audits
	Portland*	High Performance Green Building Policy	-	2011 - 2013	-	20K SF+	20K SF+	-	✓	-	✓	-	-	Mandatory upgrades for buildings with scores <30
	San Francisco*	Existing Commercial Buildings Energy Performance Ord.	-	2011 - 2013	10K SF+	10K SF+	-	✓	✓	†Buyers, Lessees, Lenders, Tenants	✓	-	†	ASHRAE level I or II audits
	Seattle	CB 116731	Jan 2010	2011 - 2013	10k SF+	10K SF+	5+ units	-	✓	†Buyers, Lessees, Lenders, Tenants	✓	-	✓	-
States	California	AB 1103	Oct 2007	2011 - 2012	†	1K SF+	-	-	✓	Buyers, Lessees, Lenders	✓	-	✓	Mandatory upgrades to be developed under AB 758
	Maryland*	-	-	2013	-	10k SF+	-	-	-	Buyers, Lessees	✓	-	-	-
	Massachusetts*	Building Energy Asset Labeling Program	-	-	10K SF+	10K SF+	10K SF+	✓	✓	-	TBD	Asset & Operational	-	ASHRAE level II audits and modeling proposed
	New Mexico*	-	-	-	-	-	-	-	-	-	-	-	-	-
	Oregon*	-	-	-	-	-	-	-	-	-	-	-	-	-
	Vermont*	H.57	-	2012	✓	✓	✓	-	-	Buyers	-	TBD	-	Modeling proposed
	Washington State	SB 5854 – Efficiency First!	May 2009	2011 - 2013	10K SF+	10K SF+	-	-	-	Buyers, Lessees, Lenders	✓	-	✓	Audits for public buildings with low ratings

* Policy under development

† Required by previous action

