



Comparison of Commercial Building Energy Rating and Disclosure Mandates

	California	District of Columbia	Austin, TX	Washington State	New York City	Seattle
Short name	AB 1103	DC Energy Act of 2008	Energy Conservation Audit & Disclosure Ordinance	SB 5854 – Efficiency First!	No. 476-A	CB 116731
Date enacted	Oct. 12, 2007	July 15, 2008	Nov. 6, 2008	May 8, 2009	Dec. 9, 2009	Jan. 25, 2010
Building types	Non-residential (NR)	NR	NR + Multifamily	NR	NR + multifamily	NR + multifamily
ENERGY STAR benchmarking, private buildings	Required prior to sale, lease or financing. Phases-in over 3 years beginning 7/1/ 2010	Required annually for buildings 50,000 SF+. Phases-in over 4 years beginning in 2010	Required for nonresidential buildings 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.
Disclosure	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 according to benchmarking schedule	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
ENERGY STAR benchmarking, public buildings	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
Utility involvement	Energy bills uploaded into ENERGY STAR starting 1/1/2009 upon customer request	No requirement	In progress	Energy bills uploaded into ENERGY STAR starting 1/1/2010 upon customer request	Encouraged; no requirement	Energy bills uploaded into ENERGY STAR starting 6/1/2010 upon customer request
Also required	N/A	Disclosure of energy use estimations for new buildings 50,000 SF+	In some cases, mandatory energy retrofits for multifamily buildings	In some cases, mandatory audits & retrofits for public buildings	Periodic energy audits & RCx. In some cases, mandatory retrofits for public buildings	Benchmarking data reported to city annually
Notes	Rulemaking ongoing; stronger 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