

Comparison of U.S. Commercial Building Energy Benchmarking and Disclosure Policies



Legislation				Building Type & Size Threshold			Disclosure				Rating System		Additional Elements			
Jurisdiction	Short Name	Enacted	First Compliance Deadline	Municipal	Commercial	Multi family	To Gov't	On Public Website	Time of Transaction	To Current Tenants	Energy Star	Other	Utility Req't	Water Use Tracking	Additional Requirements	
Cities	Austin	Energy Conservation Audit & Disclosure (ECAD) Ordinance	Nov 2008	June 2011	✓	10K SF+	Audits	✓	-	Buyers	-	✓	ACLARA	-	-	Audits & mandatory upgrades for multifamily buildings
	Boston	Boston Energy Reporting and Disclosure Ordinance	May 2013	May 2014	✓	35K SF+	35+ units or 35K SF+	✓	✓	-	-	✓	-	-	✓	Periodic energy assessments and/or actions
	Chicago	Chapter 18-14. Building Energy Use Benchmarking Ordinance	Sept 2013	June 2014	50K SF+	50K SF+	50K SF+	✓	✓	-	-	✓	-	-	-	Verification of benchmarking data by licensed professional 1 st year, then every 3 years
	District of Columbia	Clean and Affordable Energy Act of 2008	July 2008	April 2013	10K SF+	50K SF+	50K SF+	✓	✓	-	-	✓	Energy Star Target Finder	-	✓	-
	Minneapolis	Chapter 47.190. Commercial Building Rating and Disclosure Ordinance	Jan 2013	May 2014	25K SF+	50K SF+	-	✓	✓	-	-	✓	-	-	✓	-
	New York City	Local Law 84 (additional requirements in LL 87, LL 88)	Dec 2009	August 2011	10K SF+	50K SF+	50K SF+	✓	✓	-	-	✓	-	-	✓	ASHRAE level II audits & RCx (LL 87), lighting upgrades & submetering (LL 88)
	Philadelphia	Bill NO. 120428-A	June 2012	October 2013	-	50K SF+	-	✓	✓	Buyers, Lessees	-	✓	-	-	✓	-
	San Francisco	Existing Commercial Buildings Energy Performance Ord.	Feb 2011	October 2011	10K SF+	10K SF+	-	✓	✓	†Buyers, Lessees, Lenders	✓	✓	-	†	-	ASHRAE level I or II audits or RCx every 5 years
	Seattle	CB 116731	Jan 2010	October 2011	20K SF+	20K SF+	20K SF+	✓	-	†Buyers, Lessees, Lenders	✓	✓	-	✓	-	-
States	California	AB 1103	Oct 2007	July 2013	†	5K SF+	-	✓	-	Buyers, Lessees, Lenders	-	✓	-	✓	-	Mandatory upgrades to be developed under AB 758
	Washington State	Efficiency First SB 5854	May 2009	January 2011	10K SF+	10K SF+	-	-	-	Buyers, Lessees, Lenders	-	✓	-	✓	-	Audits for public buildings with low ratings

† Required by previous action