

BUILDING EMISSIONS REDUCTION AND DISCLOSURE ORDINANCE



BERDO is a local law that aims to reduce air pollution and greenhouse gas emissions generated by large buildings in Boston. Owners of buildings subject to BERDO are required to report their buildings' annual energy and water consumption. Starting in either 2025 or 2030, they will also need to comply with building emissions standards (limits). The emissions standards set by BERDO decrease over time, with all buildings expected to reach net-zero emissions by 2050.

② WHAT CONTRIBUTES TO GREENHOUSE GAS EMISSIONS?

70% of Boston's greenhouse gas emissions come from buildings



Most building emissions come from burning fossil fuels to heat, cool, and power buildings



BERDO is an important tool to reduce building emissions and achieve Boston's goal to reach carbon neutrality by 2050

☆ WHAT ARE THE BENEFITS OF BERDO?

BERDO encourages building owners to reduce the use of fossil fuels, increase renewable energy, and improve energy efficiency and thermal comfort in buildings

Benefits include:

- Improved indoor air quality
- Reduced outdoor air pollution
- Energy efficiency
- Climate change mitigation
- Green jobs creation
- Local environmental justice




☑ IS MY BUILDING SUBJECT TO BERDO AND IF SO, WHAT AM I REQUIRED TO DO?

- **Residential buildings** with 15 or more units
- **Non-residential buildings** that are 20,000 square feet or larger (excluding parking)
- Any parcel of land with multiple buildings that sum to at least 20,000 square feet (excluding parking) or 15 residential units or more

** Note: A mixed-use building is considered residential if 50% or more of its Gross Floor Area, excluding parking, has a residential use*

FIND YOUR BERDO ID ON THE COVERED BUILDING'S LIST [↗](#)

REQUIREMENTS UNDER BERDO

-  Report your building's annual energy and water use every year by May 15
-  Verify reported data with a third-party qualified energy professional every verification year
-  Reduce emissions produced by your building(s) to comply with annual emissions limits

📄 HOW DO I REPORT TO BERDO EVERY YEAR?

1. Report key building characteristics and annual energy and water use through **Energy Star Portfolio Manager**
2. Complete the **BERDO Reporting Form** to provide key data related to emissions compliance
3. Complete **Third-Party Verification**

THIRD-PARTY VERIFICATION

- Hire a third-party qualified energy professional to verify your reported data
- Third-party verification is required for the first year of reporting and every "Verification Year" thereafter
- **Verification Years:** 2022, 2026, 2031, 2036, 2041, 2046 and 2051

🕒 HOW CAN MY BUILDING COMPLY WITH ITS EMISSIONS STANDARD?

Buildings must begin complying with emissions standards in 2025 or 2030, depending on their size. All building owners are encouraged to start planning early to utilize equipment turnover and capital improvements as opportunities to reduce energy use and emissions.

Buildings subject to BERDO can decrease their emissions by reducing energy use, transitioning away from fossil fuels, using or buying renewable energy, or investing in environmental justice communities through Alternative Compliance Payments.

Understand when you need to start complying with emissions standards

[REVIEW EMISSIONS COMPLIANCE](#) ↗



⚙️ ARE THERE OTHER OPTIONS IF I'M HAVING DIFFICULTY WITH EMISSIONS COMPLIANCE?

BERDO gives building owners the opportunity to apply for different flexibility measures. Flexibility measures under BERDO are voluntary tools that building owners may use to adjust their building(s)'s emissions limits and/or emissions reduction timelines. All flexibility measures have eligibility criteria and most require approval from the BERDO Review Board.

- Blended Emissions Standards
- Building Portfolios*
- Individual Compliance Schedules*
- Hardship Compliance Schedules*

* Requires Review Board approval

[MORE INFORMATION ON FLEXIBILITY MEASURES](#) ↗

👤 WHO IS THE BERDO REVIEW BOARD?

The BERDO Review Board is an independent board that works to ensure that the benefits of BERDO reach all communities in Boston, especially those that have been historically underserved. The Review Board is community-driven, with six out of nine members nominated by Boston-based community organizations.

Among other responsibilities, the BERDO Review Board has authority to:

1. Review, accept, or deny applications for flexibility measures
2. Allocate funding from the Equitable Emissions Investment Fund
3. Enforce BERDO, including by issuing fines and penalties
4. Recommend updates to the BERDO regulations and policies

[MORE ABOUT THE BERDO REVIEW BOARD](#) ↗

ADDITIONAL RESOURCES

- ↗ [BERDO Covered Buildings list](#)
- ↗ [How to Report Guide](#)
- ↗ [Guidance for Third-Party Verifiers](#)
- ↗ Learn how to reduce your energy use with the [Building Decarbonization Guide](#)
- ↗ Use the [BERDO Emissions Calculator](#) to review your building's emissions
- ↗ Review [BERDO Regulations](#)
- ↗ Review [BERDO Administrative Guidance](#)



WE'RE HERE TO HELP!

Reach out to the BERDO team if you have questions.

General BERDO questions:
energyreporting@boston.gov

Emissions compliance:
retrofit@boston.gov

Phone: 617-635-3850 x5

ABOUT BERDO

boston.gov/berdo

Pathways for Emission Reduction:
boston.gov/retrofit-hub

CITY of BOSTON



City of Boston
Environment