



BERDO WEBINAR: **2025 Reporting and Emissions Compliance**

March 12, 2025



City Of Boston Staff



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Objectives

Today's Webinar



- Launch the 2025 BERDO reporting and emissions compliance season
- A brief introduction to BERDO
- Explain processes and requirements for 2025, BERDO's first emissions compliance year*
- Share recent updates to the 2025 BERDO Reporting Form

**For residential buildings with 35+ units and non-residential buildings that are 35,000+ Sq Ft.*

The background of the slide is a dark blue aerial view of a city grid, rendered in white line art. The lines represent building footprints, streets, and parks, creating a complex geometric pattern. A semi-transparent dark blue horizontal band runs across the middle of the image, serving as a backdrop for the title text.

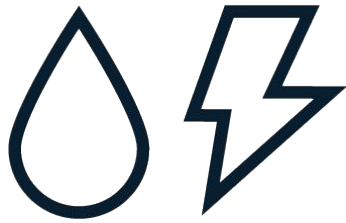
BERDO Overview



What is BERDO?

- The **Building Emissions Reduction and Disclosure Ordinance (BERDO)** is a local law that aims to address Boston's largest source of emissions: Buildings.
 - Existing buildings contribute **~70%** of the total community-wide emissions in Boston.
- BERDO requires medium and large buildings in Boston to reduce their greenhouse gas emissions over time to achieve **net-zero emissions by 2050**.
 - By complying with BERDO, **5% of buildings** in Boston could collectively **reduce city-wide emissions by nearly 40%**.

What is Required from Building Owners?



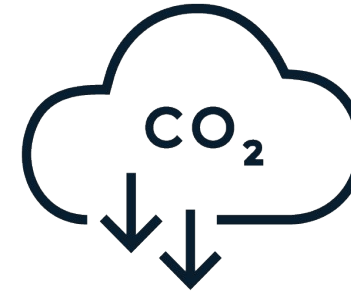
ANNUAL REPORTING

Report total energy and water use from the previous calendar year



THIRD-PARTY VERIFICATION

Third-party verify data for the first year of reporting and every "verification year" thereafter

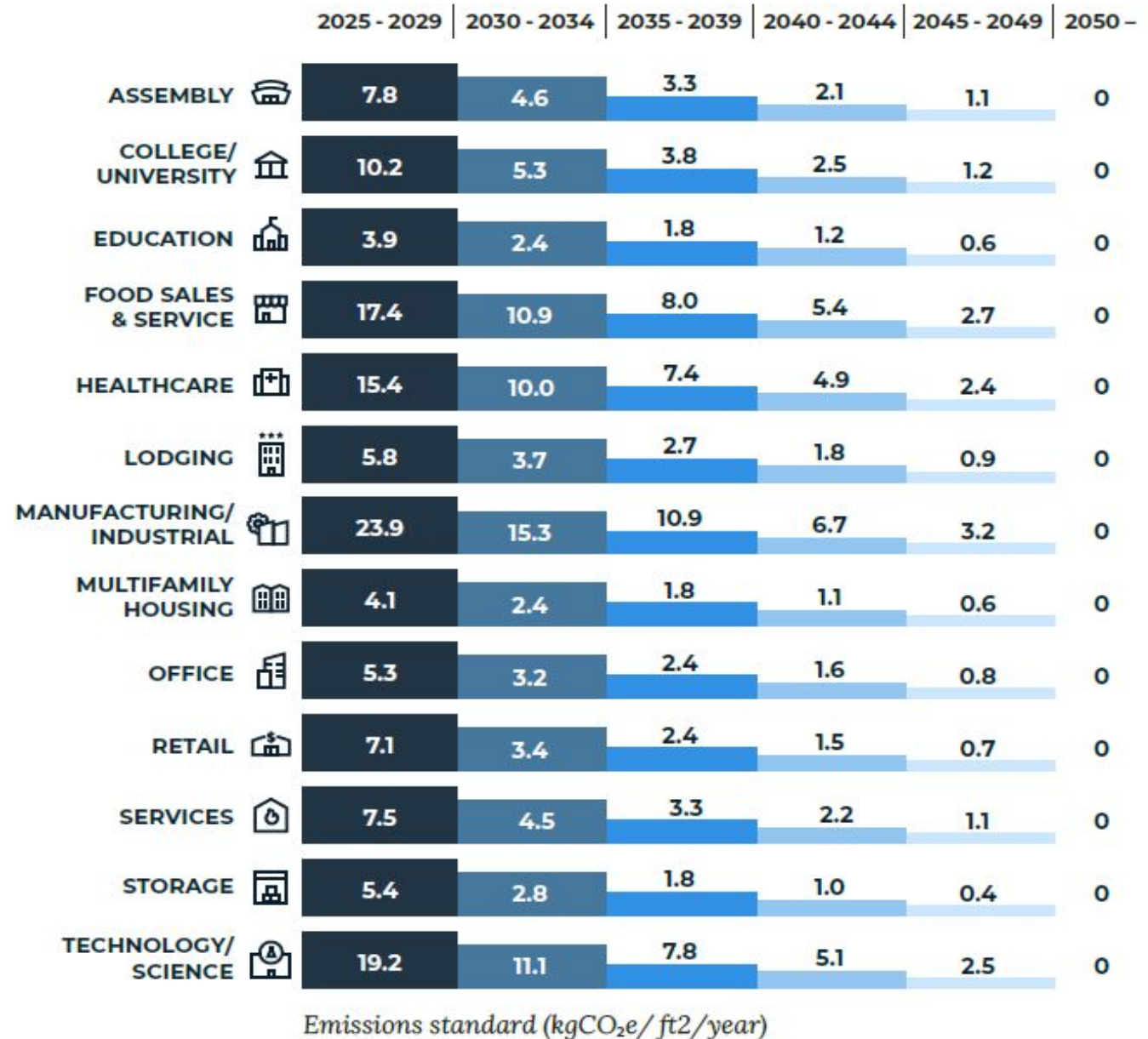


EMISSIONS REDUCTIONS

Reduce annual emissions to stay under applicable emissions standard (emissions limit)

Emissions Standards

Also known as emissions limits, refer to the regulated amount of climate polluting greenhouse gases BERDO building are allowed to release into the atmosphere.



When are Buildings Subject to Emissions Standards?

RESIDENTIAL

NON-RESIDENTIAL

35+ units

**Starting emissions
compliance in 2025**



35,000 ft² +

**Starting emissions
compliance in 2025**



15 - 34 units

**Starting emissions
compliance in 2030**



20,000 - 34,999 ft²

**Starting emissions
compliance in 2030**



**Buildings have been annually reporting energy use since 2022.*

The background of the slide is a dark blue aerial view of a city skyline, rendered in white line-art. The buildings are of various heights and shapes, creating a dense urban pattern. A semi-transparent dark blue horizontal band runs across the middle of the image, serving as a backdrop for the text.

2025 Emissions Compliance

What to do if your building is subject to 2025 emissions standards

It's 2025, What Now?

2025 EMISSIONS COMPLIANCE STATUS IS DETERMINED IN 2026*

- You'll report your 2025 (Jan - Dec) energy usage **by May 15, 2026**

JANUARY - DECEMBER 2025

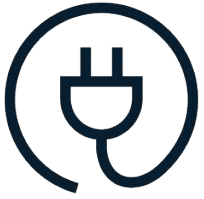
- This is the time to assess your options, [check your emissions projections](#)
- Take steps towards reducing building emissions and plan for compliance

FEBRUARY - MAY 2026

- Request and Report your building's 2025 energy and water data
- Purchase eligible renewable energy or make Alternative Compliance Payments if you are above your emissions limit

**For residential buildings with 35+ units and non-residential buildings that are 35,000+ Sq Ft.*

How Can Building Owners Comply?



REDUCE ENERGY USE IN BUILDINGS

Implement **building retrofits or improvements**. Examples include upgrading to high efficiency electric appliances and lighting, upgrading systems for heating, cooling, water heating, and cooking, improving insulation, tightening window seals, etc.



GET RENEWABLE ENERGY

Use on-site or off-site **local renewable generation** (rooftop solar, community solar, RECs, etc.)



INVEST IN THE COMMUNITY THROUGH ALTERNATIVE COMPLIANCE PAYMENTS

Make Alternative Compliance Payments (ACPs). ACPs are collected to mitigate emissions and fund the **Equitable Emissions Investment Fund** to support building decarbonization projects that prioritize benefits to Environmental Justice communities in Boston.

Take Action

Plan for energy saving improvements and building electrification



UNDERSTAND YOUR BUILDING'S EMISSIONS

➤ Visit the [BERDO Calculator](#) to view your emissions projections and identify your source of emissions



GET A MASS SAVE ENERGY AUDIT

➤ [Commercial and Industrial Facilities](#)

➤ [Residential](#)

➤ [Eligible Income Based Assistance](#)






ASSESS YOUR BUILDING'S ENERGY PERFORMANCE

➤ Seek the assistance of a [building professional](#) to create a plan over time (Zero-Over-Time Plan)

➤ Take account of your capital budget, equipment age, and condition and consider upgrading and electrifying your building energy systems over time

Flexibility Measures

MEASURE	EMISSIONS REDUCTION REQUIREMENTS 	CAN BE COMBINED WITH 	APPLICATION DEADLINE 
Hardship Compliance Plans	Owners must propose an emissions reduction plan that fits the hardship they're facing. This may include asking for a different timeline and/or emissions limits based on their emission reduction plan.	<ul style="list-style-type: none"> Building Portfolios 	<ul style="list-style-type: none"> Rolling basis*: Short-Term for 2025 April 1: Long-Term October 1: Short-Term
Building Portfolios	Must comply with the portfolio-level Blended Emissions Standard in every compliance year and achieve net-zero by 2050.	<ul style="list-style-type: none"> Individual Compliance Schedules; or Hardship Compliance Plans 	September 1
Individual Compliance Schedules	A building must reduce its total emissions by 50% by 2030 and 100% by 2050 from the selected baseline year. Emissions limits must decline linearly or better in five year increments.	<ul style="list-style-type: none"> Building Portfolios 	September 1
Blended Emissions Standard	Must comply with the Blended Emissions Standard in every compliance year and achieve net-zero emissions by 2050.	<ul style="list-style-type: none"> Building Portfolios 	No application needed, to be reported in annual reporting

*For owners with unforeseen circumstances in 2025



Updates to the 2025 BERDO Reporting Form



Overview of BERDO Reporting Steps in 2025

Review the BERDO How-To Report Guide [linked here](#) and found on boston.gov/berdo

1. Find Your Parcel ID, BERDO ID, and Building Address
2. Claim Your Building
3. Obtain Your Data and Report through Energy Star Portfolio Manager
4. Complete Your BERDO Reporting Form
5. Third-Party Verification (if applicable)
6. Preserve Records

Reach out to energyreporting@boston.gov for assistance

Find Your Parcel ID, BERDO ID, and Building Address



- Identify your Parcel ID, BERDO ID, and building address through the 2025 BERDO Covered Buildings List [linked here](#)

Create a [BERDO Reporting Form Account](#) and Claim Your Building

Main Menu

My Buildings

Forms & Applications

Recent Activity

Quick Actions

Claim a Building

Claim Buildings

Search and claim buildings associated with your account.

Q 101891

Search

Building ID	Parcel	Status	Street	Claim Status	Claimed By	Actions
101891	0302615000	Not Submitted	1 City Hall Plz	Claimed	abr***m.ferrera@boston.gov	↔ Request Transfer

Obtain Your Data and Report through Energy Star Portfolio Manager

Task 3 of BERDO How-To Report Guide [linked here](#)

1. Collect Energy and Water Data
 - Request whole-building energy and water data from the utility companies or from historical bill copies.
2. Create an Energy Star Portfolio Manager Account
3. Add your Building Information and Utility Data to Portfolio Manager
4. Share your Data with the City of Boston

Complete Your BERDO Reporting Form



- Navigate to the [BERDO Reporting Form](#) site
- Under “Actions”, select “New BERDO Report” to start this year’s form submission
- Complete each page of the form and submit your data to the City

Main Menu

My Buildings

Forms & Applications

Recent Activity

Quick Actions

Claim a Building

Welcome to the updated BERDO reporting platform. The platform features a new interface and added user access controls, allowing you to manage multiple users per building. You can now submit your 2025 BERDO Reporting Form. Submissions for prior years (2022-2024) will be available soon. Review the updated 2025 BERDO Reporting Form before submitting. Future enhancements include improved transparency of emissions data, historical data access, and streamlined Flexibility Measure applications.

My Buildings

Buildings

Transfer Requests

Q 101826

Filters

BERDO ID	Parcel ID	Street Address	Reported Gross Floor Area (sq.ft.)	Primary Use Type	BERDO Reporting Compliance Status	Current Emissions Intensity (kgCO2e/sq.ft.)	Year of Emissions Compliance	Year of Emissions Compliance: Emissions Intensity Limit (kgCO2e/sq.ft.)	BERDO Report Submission Date	Actions
101826	0105382000	239 Sumner St	18,836	Fire Station	Not Submitted	4.07	2030	4.5	N/A	...

Mayor Michelle Wu

Third-Party Verification (if applicable)

- Buildings that have not reported to BERDO between 2022 and 2024 are required to verify their data in 2025.
 - **Previously**, a building that had never reported had to report data from 2021 to 2024. They would have needed to verify the 2021 data.
 - **Now**, they only need to report and verify 2024 data for 2025 reporting compliance.
 - While reporting years 2021 through 2023 are not required to complete this year's reporting, they are necessary to access flexibility measures, and therefore recommended.
- Final updates to the third-party verification process are expected by next week.

Preserve Records

Building Owners must retain the following records in printed or electronic format for 10 years:

1. Records necessary to demonstrate compliance with data reporting including any back-up information
 - Energy and water bill copies
 - Fuel delivery bill copies
 - Aggregate whole-building data received from the utility providers
2. Records confirming data submission through Portfolio Manager and the BERDO Reporting Form
3. Requests to tenants made for information needed for compliance
4. Third-Party Verification confirmations and contact information of the verifier uploaded to Portfolio Manager and the BERDO Reporting Form
5. Requests for extensions of reporting deadlines.
 - Email confirmation of approved extension request

Upcoming Updates to BERDO Reporting Form

- Dashboard - Clearer visibility into emissions limits and compliance status
- Online submission and tracking of flexibility measure applications
- Access to previous years' reporting
- Final updates to the third-party verification process are expected by next week.
- Final updates to inviting other members to your account

Additional Reporting Updates

- Third-Party Verification obligations for buildings that have never reported
- State of MA reporting requirements
 - *Updated BERDO Reporting Form question – Checking this box satisfies any State of MA reporting obligations.*
- Solar data reporting – [Guidance linked here](#)
- Backup Generation Reporting Updates



Reminders and Resources

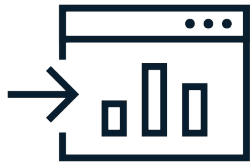
BERDO Additional Resources



Reminder: BERDO Reporting Deadline



May 15, 2025 is the deadline to submit your 2025 BERDO reporting on 2024 data.



Building owners may begin entering energy and water data into **Energy Star Portfolio Manager** as soon as their complete 2024 data is available.



New BERDO reporting form has been released with new updates for 2025.



Reminder: Application Deadlines for Flexibility Measures

FLEXIBILITY MEASURE	DEADLINE	HOW TO APPLY
Short-Term HCP for 2025	Rolling Basis*	<ol style="list-style-type: none">1. Review the corresponding Hardship Compliance Plan application guide.2. Email your application packet to BerdoReviewBoard@boston.gov.
Long-Term HCP for 2026	April 1, 2025	
Short-Term HCP for 2026	October 1, 2025	
Building Portfolios and Individual Compliance Schedules	September 1, 2025	Submit an application form via the BERDO Application Page .

**For owners with unforeseen circumstances in 2025*

BERDO Webinar Series

All webinars are available at boston.gov/berdo#events (Registration required)



BERDO WEBINAR TITLE	DATE AND TIME	PAGE LINK
Hardship Compliance Plans for 2025 and 2026	Wednesday, March 5 2 - 3:30 pm	Recording available online
Launch of 2025 BERDO Reporting and Emissions Compliance	Wednesday, March 12 2 - 3:30 pm	Recording will be available online
Renewable Energy	Wednesday, April 2 2 - 3:30 pm	Register here
Condo Associations and BERDO Compliance	Tuesday, April 8 6 - 7:30pm	Register here
Building Portfolios and Individual Compliance Schedules for 2026	Wednesday, May 21 2 - 3:30pm	Register here

Check out these BERDO Resources

1. Project your building's emissions

- [Use the BERDO Emissions Calculator](#)

2. Meet with a BERDO team member about emissions compliance

- [Schedule a one-on-one BERDO Building Consultation](#)
- Sign up for BERDO Office hours on [Zoom](#)

3. Apply for free BERDO reporting assistance*

- [Apply for free reporting services and third-party verification](#)

4. Apply to receive free decarbonization planning assistance*

- Application form opens in April on boston.gov/berdo

5. Join one of our in-person BERDO Workshops!

**subject to eligibility requirements*



Upcoming Event: BERDO Workshop (In-Person BERDO Assistance)

March 26, 2025, 3:00 - 7:00 PM, Civic Pavilion

5 Congress St, Boston MA 02203

Attend the event and:

- Find out if you are eligible for [free reporting and verification services](#)
- Get a consultation with BERDO staff to:
 - Complete annual reporting
 - Understand emissions projections + compliance options
 - Review flexibility measures

[RSVP HERE](#)


[HOME](#) [EVENTS](#) [IN-PERSON BERDO WORKSHOP: CHINATOWN, DOWNTOWN, NORTH END, BEACON HILL, WEST END](#) Last updated: 2/28/25


IN-PERSON BERDO WORKSHOP: CHINATOWN, DOWNTOWN, NORTH END, BEACON HILL, WEST END

Are you a BERDO building owner looking for support with BERDO compliance?


BERDO building owners and property managers in Chinatown, Downtown, the North End, Beacon Hill, or the West End are invited to join us at the Civic Pavilion for an in-person BERDO workshop.


March 26, 2025

 3:00PM - 7:00PM

 CIVIC PAVILION, 5 CONGRESS ST
BOSTON, MA 02203

Contact: SIMENESH SEMINE

 [SEND AN EMAIL](#)

 617-635-3850

Price: FREE

Neighborhood: BEACON HILL
CHINATOWN/LEATHER DISTRICT
DOWNTOWN
NORTH END
WEST END

Event Type: [ENVIRONMENT AND GREEN LIVING](#)



In-Person BERDO Neighborhood Workshops

All events are available at boston.gov/berdo#events (RSVP encouraged, but walk-ins are welcomed)

NEIGHBORHOOD	LOCATION	DATE
<u>Chinatown, Downtown, North End, Beacon Hill, and West End</u>	Civic Pavilion 5 Congress St, Boston, MA 02203	March 26, 2025 3:00pm - 7:00pm
<u>South Boston and Seaport</u>	South Boston Branch BPL 646 E Broadway, South Boston, MA 02127	March 27, 2025 3:00pm - 7:00pm
<u>Roxbury, Dorchester and South End</u>	Bruce C. Bolling Municipal Building 2300 Washington St, Roxbury, MA 02119	April 16, 2025 3:00pm - 7:00pm
<u>Fenway and Back Bay</u>	Coming Soon!	Coming Soon!

[RSVP FOR ANY WORKSHOP HERE](#)

More BERDO Resources!

Quick Guides

- [BERDO 101](#)
- [Emissions Compliance](#)
- [Renewable Energy](#)
- [BERDO Flexibility Measures](#)
- [BERDO Review Board](#)
- [Building Decarbonization](#)

In Depth Guides

- [BERDO Compliance Guide](#)
- [BERDO Condo Handbook](#)
- [BERDO Solar Reporting Guide](#)
- [BERDO Emissions Factors List](#)



Helpful Links

BERDO Websites

- boston.gov/berdo
- boston.gov/retrofithub
- boston.gov/berdo-review-board

Mass Save: No-cost Mass Save energy audits, engineering studies, rebates and incentives:

- Non-residential: MassSave.com/Business
- Residential: MassSave.com/Multi-Family
- Rebates: MassSave.com/Rebates

Q&A Session

THANK YOU

*A recording will be available at:
boston.gov/berdo*

