

A photograph of a city street at dusk, featuring a mix of historic and modern architecture. In the foreground, a historic brick building with a clock tower (Independence Hall) is visible. Behind it, several modern skyscrapers rise into the twilight sky. The street is filled with pedestrians and some vehicles, creating a sense of a busy urban environment.

BERDO Webinar: Renewable Energy

February 5, 2026



Agenda

Today's webinar



- **BERDO 101**
- **Renewable energy basics**
- **MA Class I REC Connector Program**
 - *Demo from Green Energy Consumers Alliance*
 - *Q&A*
- **Other Renewable Energy Options Under BERDO**
 - *Boston Community Choice Electricity*
 - *Power Purchase Agreements Outside New England*
 - *Local Renewable Energy*
 - *Q&A*
- **Resources and Reminders**

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 required from building owners under BERDO?

Learn more with our [BERDO 101 Quick Guide](#)



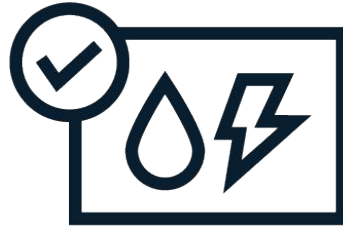
ANNUAL REPORTING

Report your building's total energy and water use data from the previous calendar year



When?

Every year by May 15



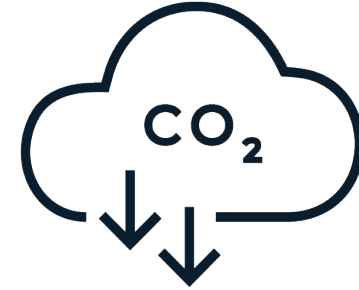
THIRD-PARTY VERIFICATION

Verify your reported data through a qualified third-party on a regular basis



When?

First reporting year
First emissions compliance year
Every 5 years thereafter



EMISSIONS REDUCTIONS

Reduce your building's annual emissions to comply with an emissions standard (emissions limit)



When?

Every year starting in 2025 or 2030

What are BERDO emissions standards?

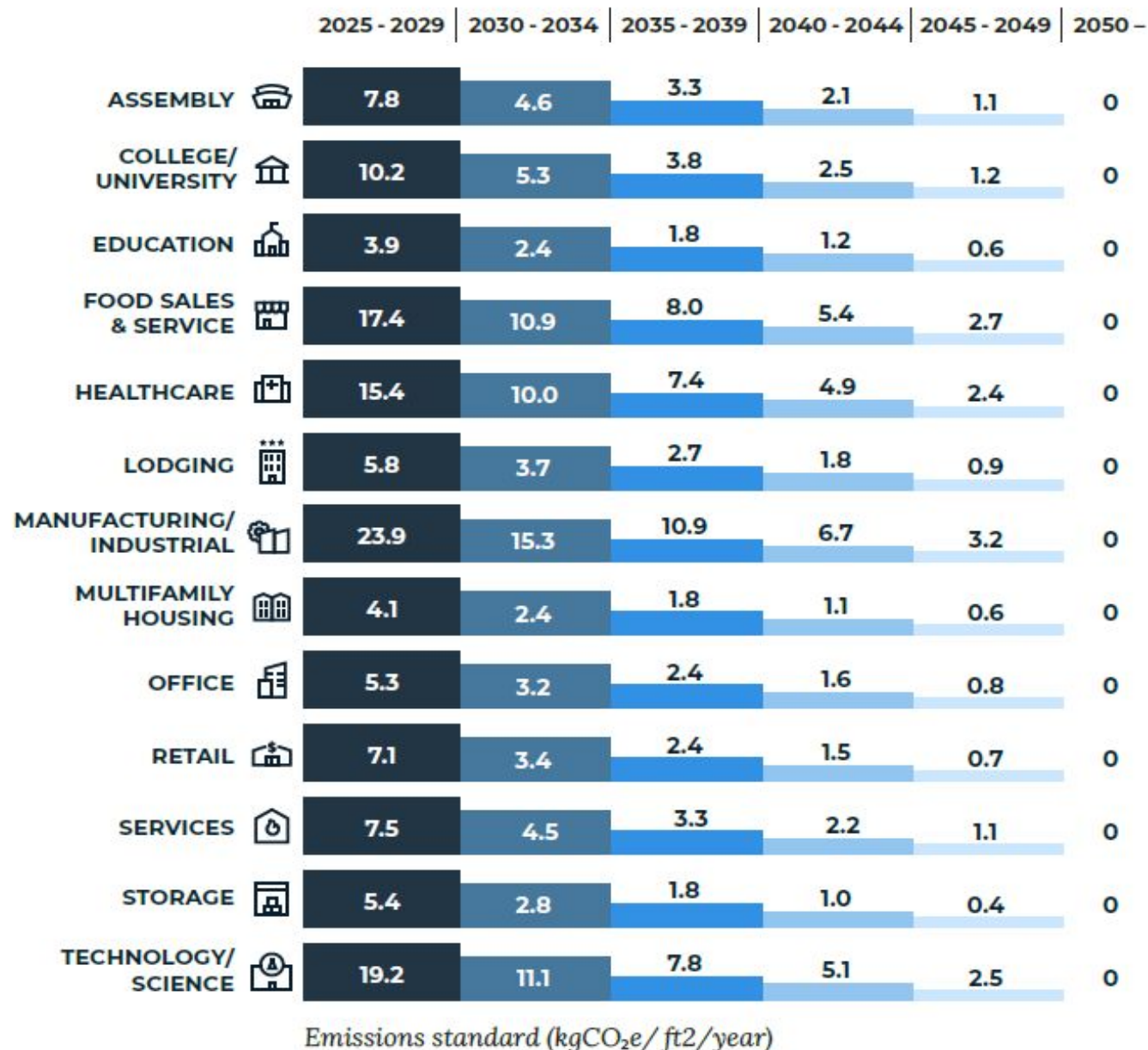
Also known as emissions limits, emissions standards refer to the regulated amount of climate polluting greenhouse gases BERDO building are allowed to release into the atmosphere.

Emissions standards in BERDO vary by building use types.

- For example, an apartment buildings is subject to the emissions standard for “Multifamily Housing”

KEY RESOURCES

[EMISSIONS COMPLIANCE QUICK GUIDE](#)



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.*

How can buildings reduce their emissions?

Learn more with our [↗ Emissions Compliance Quick Guide](#) and [↗ Building Decarbonization Quick Guide](#)



REDUCE EMISSIONS THROUGH BUILDING EFFICIENCY AND ELECTRIFICATION

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.



ACCESS RENEWABLE ENERGY

Use on-site or off-site **local renewable generation** or buy **renewable energy from the market**. Renewable energy can only be used to reduce emissions from electricity use.



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.

How can building owners use renewable energy to comply with BERDO?

Learn more with our [Renewable Energy Quick Guide](#)

Building owners can use the following renewable energy option to mitigate emissions from their **building's electricity use**:

- 1 Buying and retiring MA Class I RECs
- 2 Enrolling into Boston Community Choice Electricity (BCCE)
- 3 Entering a Power Purchase Agreement (PPA) outside New England
- 4 Using local renewable energy (solar)



MA Class I REC Connector Program

What are MA Class I RECs?

Learn more with our [↗ Renewable Energy Quick Guide](#)

- MA Class I RECs are one of the key renewable energy options that can help you lower your building's emissions from its electricity use.
- A **Renewable Energy Certificate (REC)** is a digital record showing that 1 megawatt-hour (MWh) of renewable energy was generated and added to the power grid. Buying RECs shows your building uses renewable energy even if it is not physically connected to a wind turbine or a solar panel.
- While there are different types of RECs you can buy, **only MA Class I RECs can be used for BERDO compliance.**

WHY ARE MA CLASS I RECS MANDATORY?

MA Class I RECs are sourced from **high-quality, local renewable energy** that contribute the most toward reaching the state's energy goals. MA Class I RECs only come from renewable sources located in New England that started operating after 1997.

- BERDO only accepts **non-emitting MA Class I RECs**, which means the energy **must** come from sources that do not produce emissions, including:
 - Solar power
 - Wind power
 - Small hydropower
 - Geothermal energy

Why would building owners consider buying MA Class I RECs?

- MA Class I RECs are the only renewable energy option that **can be used retroactively to mitigate emissions** from the last compliance year.
 - ◆ *For example, you can buy MA Class I RECs in 2026 to meet your 2025 emissions standards.*
- All other renewable energy options require planning and taking action before or during a compliance year.
 - ◆ *For example, to use Boston Community Choice Electricity (BCCE) to meet your 2025 emissions standards, you need to have enrolled your building in the program in 2025.*
- MA Class I RECs are usually a more **affordable option** to mitigate electricity emissions than Alternative Compliance Payments.

However, building owners may face multiple barriers when trying to buy MA Class I RECs:

- Navigating the REC market for the first time can be a complex and lengthy process.
- Most building owners would need to contract a REC broker to access MA Class I RECs.
- It is hard to differentiate between different REC products.
- REC brokers are usually not interested in low volume transactions.



What is the MA Class I REC Connector Program?


Learn more at boston.gov/berdo-recs

The City of Boston issued a [Request for Information](#) (RFI) to identify qualified vendors willing to offer REC purchasing services for BERDO building owners.

Green Energy Consumers Alliance, a mission-driven non-profit with over 26 years of experience in the REC market, was the only qualified respondent.

Green Energy Consumers Alliance created a [BERDO Online Portal](#) where **all types of BERDO building owners** can buy MA Class I RECs in a quick and transparent way.

- This portal page displays REC pricing, administrative fees, payment methods, and purchase deadlines.
- Green Energy Consumers Alliance accepts requests of **any amount of RECs** (as little as 1 REC!).
- You can now buy MA Class I RECs for 2025 and 2026 emissions compliance.



MA Class I REC Connector Program For BERDO Compliance

FOR THE CITY OF BOSTON, MASSACHUSETTS

What is the MA Class I REC Connector?

The BERDO REC Connector is a simple way for building owners covered under Boston's Building Emissions Reduction and Disclosure Ordinance (BERDO) to purchase qualifying Massachusetts Class I Renewable Energy Certificates (RECs) for compliance. **At the end of this page, you will select your REC purchase quantity.**

This site is only for BERDO-related REC purchases.

WHAT IS BERDO?

[Learn more at Boston's BERDO website](#)

Pricing & Payment

Pricing for MA Class I RECs purchased through the Connector
(valid through July 1, 2026):

REC Quantity	Price / REC	Admin % of REC Price	Payment Method
1-49	\$54.00	26%	Submit purchase request via website and receive invoice within 3-5 days; pay via ACH according to invoice instructions
50-99	\$52.00	30%	
100-499	\$50.00	25%	
500-999	\$46.00	15%	
1000-2499	\$44.00	10%	
2500+	\$42.00	5%	

REC pricing includes all administrative services required for BERDO compliance, including transaction processing, NEPOOL GIS retirement, documentation, and support. Per-REC costs decline at higher volumes.

MY BUILDING NEEDS 1-49 RECS

MY BUILDING NEEDS 50+ RECS

How can building owners buy MA Class I RECs through this program?

1. Use our ↗ [Emissions Compliance Projections Template](#) to calculate the amount of RECs you need to purchase for your building.
2. Visit Green Energy Consumers Alliance's ↗ [BERDO Online Portal](#).
3. Select the amount of RECs you want to purchase and fill in the request form.
→ **Deadline:** To use the MA Class I RECs Connector Program for your 2025 emissions compliance, you must purchase your MA Class I RECs by **March 1, 2026**. RECs will continue to be available throughout 2026 to use for your 2026 emissions compliance.
4. For orders between 1 - 49 RECs, you will be prompted to pay via credit card or by bank account. For orders of 50 or more RECs, you will receive an invoice on your email within 3-5 business days after submitting your request. You can then submit your payment via ACH.
5. Following payment, you will receive an email confirmation of your REC purchase.
6. Green Energy Consumers Alliance will retire the amount of RECs you requested on your behalf no later than June 15. This means that your RECs will be taken out of the New England energy market so no one else can claim they used the same energy you bought.
7. Green Energy Consumers Alliance will send you proof of REC retirement within 30 business days of the retirement. **You can use this as supporting documentation of REC retirement for BERDO reporting.**

How many RECs should building owners buy?

- Visit the [BERDO Emissions Compliance Projections Template](#) to calculate your emissions projections and estimate how many RECs you will need to match any electricity emissions over your emissions limit.
- We recommend you **over-estimate** how many RECs you will need and “cushion” yourself by buying more RECs.
 - ◆ Any RECs generated in 2025 that you don’t use for 2025 emissions compliance can be used to comply with your 2026 emission standard.
- If you are unsure about how to estimate how many RECs you will need to buy for your 2025 emissions compliance, you can email energyreporting@boston.gov.

STEP 1. ENTER BASIC INFORMATION FOR YOUR BUILDING (EDIT ONLY WHITE CELLS)

BERDO ID		
Total Building Gross Floor Area		sq. ft.
Emissions Standard		
First Emissions Compliance Year		

STEP 2. ENTER YOUR LATEST ENERGY USE DATA WITH THE RELEVANT UNITS (EDIT ONLY WHITE CELLS, DO NOT ENTER VALUES IN BLACK CELLS)

Grid Electric		kWh
Natural Gas		kbtu
Fuel Oil No. 1		kbtu
Fuel Oil No. 2		kbtu
Fuel Oil No. 4		kbtu
Fuel Oil No. 5 & 6		
Propane		
Diesel		
Kerosene		
District Steam (Vicinity - Boston)		
District Steam (Vicinity - Longfellow)		
District Steam (MATEP)		
District Chilled Water (MATEP)		
District Electricity (MATEP)		
BCCE Standard		
BCCE Green 100		

	P	Q
	Electricity Emissions Over Limit [kgCO2e]	Maximum RECs to mitigate electricity emissions over limit
	0.0	0
	0.0	0
	0.0	0
	0.0	0
	0.0	0
	0.0	0

Key Takeaways

- You may choose to buy MA Class I RECs in order to mitigate your electricity use and comply with BERDO.
- You can purchase your RECs through the MA Class I REC Connector Program or independently through REC brokers.
- Using the MA Class I REC Connector Program is not mandatory. You can find other REC brokers ↗ [here](#).
- You can visit boston.gov/berdo-recs to learn more about the MA Class I REC Connector Program and how to buy RECs independently through a broker.
- The deadline to purchase RECs through the MA Class I REC Connector Program for 2025 emissions compliance is **March 1, 2026**.

Green Energy Consumers Alliance BERDO Portal Demo

 **BERDO ONLINE PORTAL**





Questions?



Other Renewable Energy Options under BERDO

Boston Community Choice Electricity



What is Boston Community Choice Electricity?

Learn more at boston.gov/bcce

- Boston Community Choice Electricity (BCCE) is Boston’s municipal aggregation program.
- BCCE offers two electricity products that **exceed the renewable energy content** of the Eversource Basic Service:
 - **BCCE Standard:** 15% more renewable energy
 - **Green 100:** 100% renewable energy
- The BERDO Team will verify your building’s BCCE enrollment and credit the additional renewable energy you get through BCCE to your building’s emissions calculations.
- **NEW:** On the BERDO Reporting Form, you will be asked to confirm your Eversource service address to ensure BCCE is accurately credited to your building.

This example shows how electricity emissions change across the different BCCE plans for a building that uses 100,000 kWh for the 2025 calendar year*

PLAN	ELECTRICITY USAGE (kWh)	% RENEWABLE ENERGY	ELECTRICITY EMISSIONS UNDER BERDO (kgCO ₂ e)
BASIC (Opt-down)	100,000	27%	18,177
STANDARD (Default)	100,000	42%	14,442
GREEN 100 (Opt-up)	100,000	100%	0

* Electricity Emissions were calculated using the methodology shown in the [BERDO Compliance Handbook](#), using the 2025 projected grid emissions factor of 0.249 kgCO₂e/kWh and the 2025 Renewable Energy Portfolio Standard (RPS) of 27%.

BERDO buildings that show BCCE Green 100 enrollment for a full calendar year for all electric accounts, would be considered to have zero emissions from their electricity usage.

Power Purchase Agreements Outside New England



What are Power Purchase Agreements?

Learn more with our [↗ Renewable Energy Quick Guide](#)

- A Power Purchase Agreement is a **long-term contract** between an electricity buyer and a company that produces electricity, often from renewable sources like solar or wind.
- Buildings can buy renewable energy outside New England by signing a PPA. This can help building owners get renewable energy at **stable prices**, and often at a lower cost than buying MA Class I RECs from New England.
- BERDO only accepts PPA outside New England that result **in new, high-quality renewable energy**.
- Since PPAs are usually big and complex contracts that need a lot of buying power, they are **more common for larger electricity users, like big businesses or institutions**.
- However, **smaller building owners can “join” an existing BERDO-approved PPA** to buy RECs for BERDO compliance. This is often done by signing a separate retail agreement.

Requirements for any PPA outside New England

Learn more with our [↗ Renewable Energy Quick Guide](#)

1. PPA must a “**bundled**”

This means that the PPA must include the purchase of both the electricity and the RECs produced by the renewable energy facility.

2. Renewable energy facility associated with the PPA must be connected to **any grid in the contiguous U.S. or Canada.**

3. Renewable energy facility must be non-emitting and meet **MA Class I RECs requirements**, except for location and metering.

This means that the PPA must be for solar, wind, small hydro, or geothermal facilities that started operations after 1997.

4. PPA must meet “**additionality**”

This means that the PPA must be signed before the Commercial Operation Date of the renewable energy facility.

5. PPA RECs must be generated **within the compliance year or within the 12 months prior.**

For example, to use RECs to comply with your 2025 emissions standard, the REC must have been generated any time between January 2024 and December 2025.

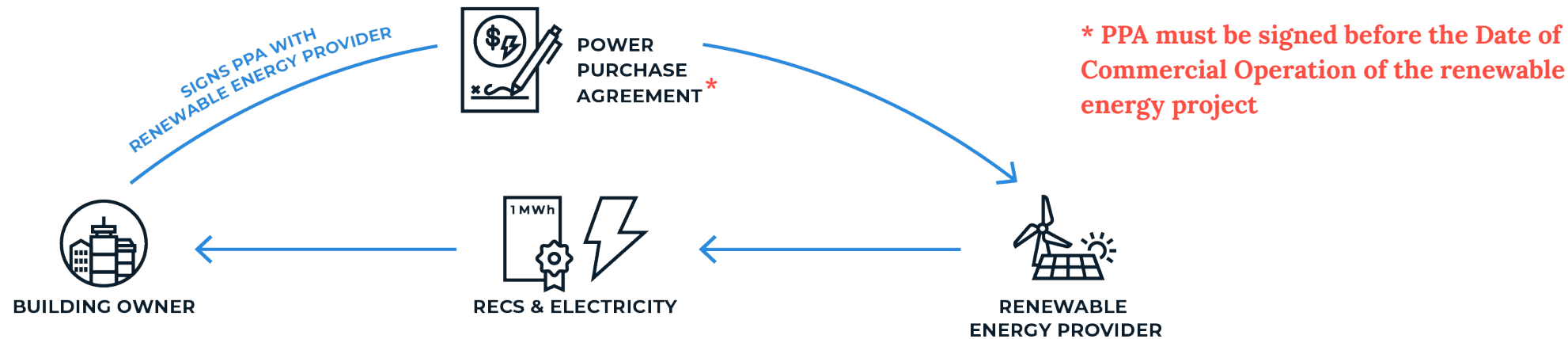
6. PPA RECs must be retired within **6 months end of the compliance year** for which they are used.

For example, to use RECs to comply with your 2025 emissions standard, the RECs must be retired by June 30, 2026.

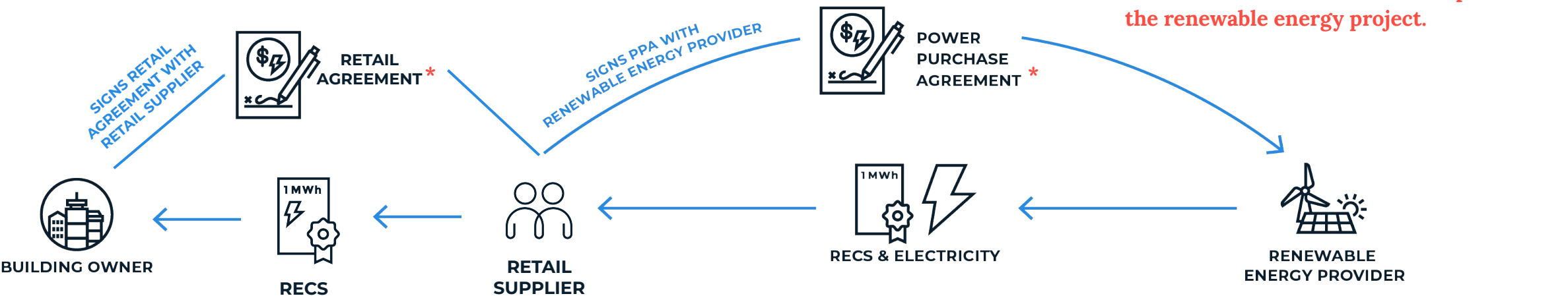
Eligible bundled PPA arrangements



BUNDLED PPA BETWEEN BUILDING OWNER AND RENEWABLE ENERGY PROVIDER



BUNDLED PPA + RETAIL AGREEMENT BETWEEN BUILDING OWNER AND RETAIL SUPPLIER



Approval of PPAs outside New England

See process and form questions in the [↗ BERDO Compliance Guide](#)

PPAS OUTSIDE NEW ENGLAND

- Building owners must request the Environment Department to **approve** signed PPAs outside New England by submitting this [↗ Approval Request Form](#)
- Any PPA that is approved by the Environment Department is assigned a unique **PPA ID** number.
- Building owners must reference the PPA ID in annual reporting and submit proof of retirement of the Renewable Energy Certificates associated with the PPA.

JOINING EXISTING BERDO-APPROVED PPAS

- For building owners who “join” an existing BERDO-approved PPA to buy RECs for BERDO compliance must apply to get their new retail agreement approved by submitting this [↗ Approval Request Form](#).
- These retail agreements will be assigned a different **PPA ID** number.

Local Renewable Energy



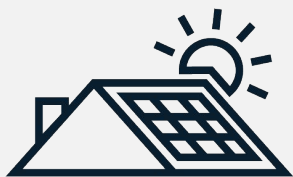
When can I use solar for BERDO compliance?

See process for solar exemptions in the [BERDO Compliance Guide](#)

You can always use local solar if you are retiring MA Class I RECs.

You may use local solar power and/or solar net metering credits **without retiring MA Class I RECs** if your solar arrangement meets one of the following set of eligibility criteria:

1. The solar array is located in Boston; or
2. The solar array is located in Eversource Eastern MA (outside of Boston); the solar array began operation prior to 2024; and your building began receiving net metering credits from the solar array prior to 2024. *



OPTION 1: ON-SITE SOLAR LOCATED “BEHIND THE METER”

Always eligible without
MA Class I REC retirement



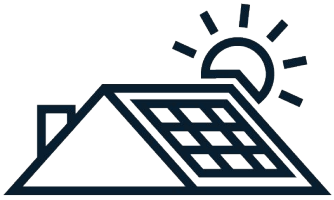
OPTION 2: SOLAR NET-METERING CREDITS

Eligible without MA Class I REC
retirement ONLY IF you meet the
eligibility criteria above

* Based on extenuating circumstances, Owners may request the Review Board to approve the use of net metering credits without corresponding REC retirement from solar generating systems located in Eversource’s Eastern Massachusetts territory that started operations in or after 2024. You may submit a Solar Exemption Request to the BERDO Review Board through this [Google Form](#).

Types of solar under BERDO

Learn more with our [Solar Reporting How-To Guide](#)

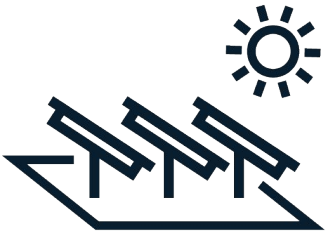


ON-SITE SOLAR LOCATED “BEHIND THE METER”

LOCATION: The solar array is physically installed on your property and **directly connected to your building's electric system**. The most common example is rooftop solar.

BILLING STRUCTURE: When you use on-site solar located behind-the-meter, your building uses solar power first, and only pulls power from the electric grid when needed.

- **Your Eversource bill shows your net electricity usage in kWh.** This means that on-site solar located behind-the-meter directly reduces the monthly kWh reported in your Eversource bill.



SOLAR NET-METERING CREDITS

LOCATION: The solar array is physically installed **outside of your property** or it is located **on-site but is not directly connected to your building's electric system**.

BILLING STRUCTURE: When you use solar net metering credits, your building does not physically consume solar power. The solar array is sending power directly into the grid, and you get **on-bill credits** for the share of solar power that you produced or purchased.

- **Your Eversource bill shows your total electricity usage from the grid in kWh. No solar usage is reported on the bill.**

Identifying your solar array



OPTION 1: ON-SITE SOLAR LOCATED “BEHIND THE METER”

EVERSOURCE
Account Number: 0000 000 0000
Customer name key: CUST
Statement Date: 04/25/19
Service Provided To:
JOHN J CUSTOMER

Service Address: ANY STREET
ANY TOWN, MA 00000
Rate: 66 R1 RESIDENTIAL **Bill Cycle:** 15
Service from 03/22/19 - 04/23/19 **32 Days**
Next read date on or about: May 22, 2019

Meter Number	Current Read	Previous Read	Current Usage	Reading Type
0000000	1520	1841	-321	Actual

Monthly kWh Use

Apr	May	Jun	Jul	Aug	Sep	Oct
0	0	0	234	669	344	79
Nov	Dec	Jan	Feb	Mar	Apr	
252	19	0	0	0	0	

Other Charges or Credits

NET MTR CRDT	-321 KWH X 0.22461	-\$72.10
Subtotal Other Charges or Credits		-\$72.10
Total Current Charges		-\$65.10

NET USAGE

NET USAGE KWH NUMBER IS USED TO REDUCE YOUR BILL AMOUNT

OPTION 2: SOLAR NET-METERING CREDITS

EVERSOURCE

No Payment Due

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Energy Efficiency	1955 kWh X .01073	\$20.98
Subtotal Delivery Services		\$231.53
Total Cost of Electricity		\$445.80

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Demand Profile

Month	Max Demand
Nov	5.5
Dec	6.0
Jan	7.5
Feb	7.5
Mar	7.0
Apr	6.0
May	5.0
Jun	7.0
Jul	7.5
Aug	7.5
Sep	6.5
Oct	6.0
Nov	5.0

Other Charges or Credits

SUPPLIER TRANSFER	\$223.93
NET METERING CREDIT	-\$409.50
SALES TAX	\$13.39
TRANSFER	-\$223.93
Subtotal Other Charges or Credits	-\$396.11
Total Current Charges	\$49.69

NET METERING CREDITS ARE ADDED ONLY AS ON-BILL DOLLAR CREDITS WITH NO ASSOCIATED NET USAGE

Mayor Michelle Wu



Questions?

The background of the slide is a dark blue aerial view of a city, overlaid with a white line-art map. The map shows the outlines of buildings, streets, and parks, providing a detailed urban context. The text 'Reminders and resources' is centered over a semi-transparent dark blue horizontal band.

Reminders and resources

It's 2026, What Now?



2025 EMISSIONS COMPLIANCE IS DETERMINED THROUGH ANNUAL REPORTING IN 2026*

- You must report your 2025 energy and water usage **by May 15, 2026**

FEBRUARY - MAY 2026

- Request and report your building's 2025 energy and water data.
- Assess whether buying MA Class I RECs may help you with 2025 compliance.
- Buy RECs from the MA Class I REC Connector Program by **March 1, 2026**.
- Apply for flexibility measures that can help you with 2025 compliance.

MAY 2026 →

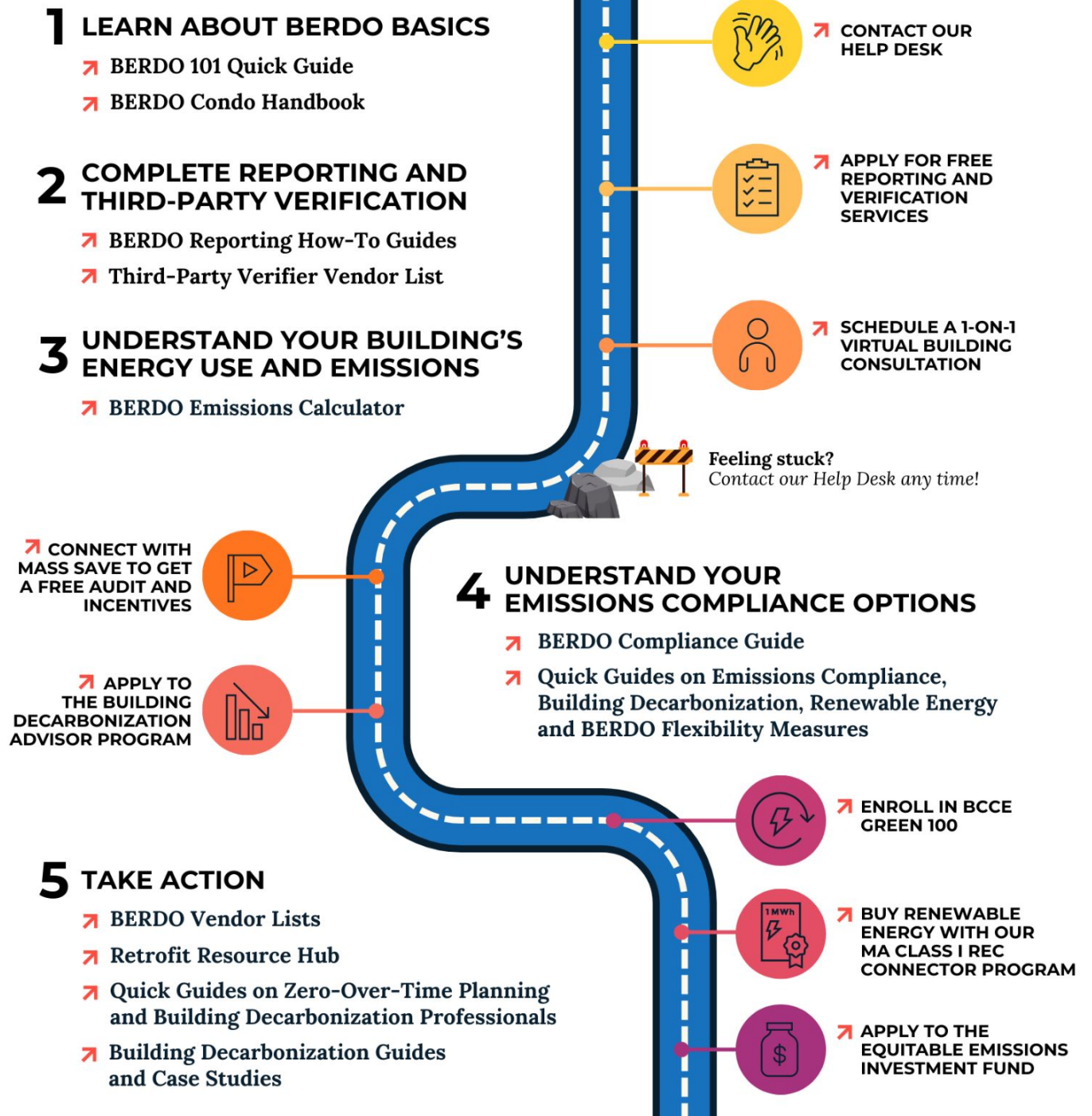
- Make Alternative Compliance Payments if needed to reach compliance.
- Continue planning for long-term compliance with our resources.

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

↗ We're here to help every step of the way!

- Phone & Email Help Desk
- Suite of Guidance and Quick Guides
- 1-on-1 consultations
- Technical assistance programs
- Renewable energy programs
- Equitable Emissions Investment Fund

Learn more: boston.gov/berdo
energyreporting@boston.gov



Upcoming Events

Registration Required

2026 BERDO WEBINAR SERIES

- March 2, 2026 at 1:00 p.m. - [Launch of 2026 BERDO Reporting](#)
- March 9, 2026 at 1:00 p.m. - [Third-Party Verification](#)
- March 18, 2026 at 1:00 p.m. - [Flexibility Measures](#)

ANNOUNCEMENT COMING SOON: IN-PERSON WORKSHOP SERIES

Thank You!

Please visit boston.gov/berdo and boston.gov/berdo-review-board for more information and updates.

