



BEPS OVERVIEW

WHAT IT IS:

A citywide benchmarking & energy disclosure ordinance requiring building owners to report energy use on an annual basis.

WHY IS IT REQUIRED:

To provide owners insight into their building's performance, and help Maryland meet the Climate Solutions Now Act of 2022 goal for covered buildings to achieve net-zero direct GHG emissions by 2040.

WHAT IS NEEDED:

12 calendar months of energy usage data, building, and tenant operational use info.

CONTACT US

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CA Contractors

B and C-10 License #1001368

05-25

MARYLAND BUILDING ENERGY PERFORMANCE STANDARDS (MD BEPS)

DETAILS

ENFORCING PARTY:

Maryland Department of the Environment.

SIZE OF PROPERTY:

Buildings over 35,000 sq ft.

TYPES OF PROPERTY:

Commercial, multifamily, public.

WHAT IS REPORTED:

12 months energy and building use data.

ENERGY STAR® BENCHMARKING:

This measures a building's energy use and calculates valuable energy metrics and GHG emissions, then compares it to similar buildings in the EPA's software. The building may receive an ENERGY STAR score from 1-100, with 100 being the most energy efficient. Scores over 75 may be eligible for ENERGY STAR Certification.

DEADLINE:

June 1, annually.

VERIFICATION YEARS:

- 2026 - 2025 Reporting Year (RY)
- 2031 - 2030 RY
- 2036 - 2035 RY
- 2041 - 2040 RY; every 5 years thereafter

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ABOUT US

We provide accurate benchmarking services and use the results to recommend solutions that will increase the NOI and market value of your property.

We have completed ENERGY STAR® benchmarking reports for over 3,000 buildings and can fulfill your compliance requirements.

We are a Woman-Owned (SB, LSBE), full-service energy and water efficiency construction and consulting company with over 20 years of combined experience.

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BUILDING PERFORMANCE

BPS REQUIREMENT:

Covered buildings are required to meet interim 'net direct emissions standards', based on property type, trending towards net zero emissions by 2040.

DEADLINE:

- First interim period - 2030-2034
- Second interim period - 2035-2039
- Final deadline - 2040

ALTERNATIVE COMPLIANCE PATH:

Covered buildings can pay a fee to follow an alternative compliance pathway.

Fees begin at \$230 / metric ton in excess of CO₂e, with rates going up each year thereafter. Fees are adjusted for inflation.

EXEMPTIONS:

- Financial distress
- Unoccupied or demolished during RY
- Certain use types and providers may apply.



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