

CHEBO OVERVIEW

WHAT IT IS:

A citywide benchmarking & building performance ordinance requiring building owners to report energy use annually, and reduce use/emissions over time.

WHY IS IT REQUIRED:

To provide owners awareness of their building's energy efficiency, and help Santa Monica meet their Climate Action Plan goals of net zero by 2050.

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
07-25

SANTA MONICA CLEAN AND HEALTHY EXISTING BUILDINGS ORDINANCE (CHEBO)

BENCHMARKING DETAILS

ENFORCING PARTY:

City of Santa Monica.

SIZE OF PROPERTY:

Buildings over 20,000 sq ft.

TYPES OF PROPERTY:

All existing buildings.

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, 2026 - annually thereafter.

PENALTY:

Official penalties have yet to be established by the City of Santa Monica.

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ABOUT US

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

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:

Although Santa Monica has not finalized its BPS policy, covered buildings will need to meet performance targets every 5 years. The city expects covered buildings to reach net zero emissions by 2050. The specific requirements are expected to be published soon.

DEADLINE:

June 1, 2031: 50,000+ Sq. Ft.
June 1, 2036: 20,000+ Sq. Ft.
Reporting every 5 years thereafter.

THIRD-PARTY VERIFICATION:

Benchmarking data must be verified before years when BPS compliance applies (2031, 2036, 2041, 2046, 2050).

PENDING POLICY:

Note that this information is subject to change. Santa Monica is expected to finalize regulations by fall 2025.



PARTNER OF THE YEAR

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