



Seattle, Washington

Building Emissions Performance Standard

Under Seattle's Building Emissions Performance Standard (BEPS) program, commercial and residential buildings over 20,000 sq. ft. are required to meet a greenhouse gas intensity (GHGI) target every five years. Between 2041 and 2050, covered buildings are required to achieve net zero emissions.

Learn More:

[Program Website](#)

[Regulation Text](#)

Covered Buildings

All commercial and residential buildings over 20,000 sq. ft. are covered by BEPS. Emissions targets are set by building use type, and compliance due dates are determined by the gross floor area of the property.

Compliance Pathways

Standard Compliance

A property is compliant if its GHGI meets the target for its property type for each five-year compliance period. After the final target takes effect, covered buildings are required to maintain net zero emissions in perpetuity.

Alternative Compliance

If unable to meet GHGI targets during a compliance cycle, the owner of a covered building may apply for an alternative compliance plan. Options include Alternative Compliance Payments (ACPs), modified GHGI targets and prescriptive electrification actions.

Under extenuating circumstances, the Office of Sustainability & Environment (OSE) may accept an individualized decarbonization compliance plan for achieving net zero emissions or an approved low final GHGI target.

Exemptions & Provisions

New Construction: Properties that were constructed within three years of the BEPS deadline may receive an extension for one compliance cycle.

Affordable Housing: Extensions and accommodations are available for properties that serve low-income residents or are primarily occupied for human service uses.

Other Conditions: Single-family homes and buildings used for manufacturing or industrial purposes are not required to comply with the BEPS program. Properties meeting qualifying criteria — including electric-only buildings and buildings scheduled for demolition — may be exempt from some or all requirements.

Extensions are available under certain conditions as defined by the Seattle OSE.

Building owners may deduct emissions produced through certain activities, including from electric vehicle charging and fossil fuel generators used as a source of emergency power.

Penalties & Enforcement

Noncompliance may result in penalties of \$2.50 per square foot for low-income housing or low-rent multifamily properties, \$7.50 per square foot for other multifamily housing properties and \$10 per square foot for nonresidential buildings.

In addition, failure to report — or reporting inaccurate information — may result in fines of \$15,000 and \$7,500, depending on building size.

Yardi Energy Solutions®

Yardi offers a comprehensive suite of energy solutions that simplify compliance, enhance operational efficiency, and reduce energy costs. Our offerings include:

- [Utility Invoice Processing](#) – Simplify the process of collecting and managing utility consumption data.
- [ENERGY STAR® Services](#) – Streamline benchmarking, verify whole-property data and achieve ENERGY STAR Certification for your properties.
- [Building Performance Standards](#) – Track, monitor and streamline BPS compliance.
- [Energy Procurement](#) – Optimize energy costs and reduce carbon emissions.
- [Energy Efficiency](#) – Improve building energy performance with real-time data and timely alerts, detect HVAC system issues and reduce energy waste.

Disclaimer: This document is intended for informational purposes only and does not constitute legal advice or a comprehensive compliance guide.