

## State of Maryland

### Building Energy Performance Standards

Under Maryland's Building Energy Performance Standards (BEPS), buildings over 35,000 sq. ft. are required to meet a net direct emissions standard each year, starting in 2030. Target emissions thresholds are determined by property type, with thresholds lowering in 2035 and dropping to zero net emissions by 2040.

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**Learn more:**   [Program Website](#)   [Covered Building List](#)   [Regulation Text](#)

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### Covered Buildings

The law applies to commercial and multifamily properties 35,000 sq. ft. and larger, excluding parking garage floor area. Historic buildings and properties used primarily for manufacturing or agricultural uses may apply to be exempt from reporting and performance standards.

### Compliance Pathways

#### 1. Performance Pathway

A covered building is compliant if its net direct emissions (kg/CO<sub>2</sub>e/sq. ft.) are at or below the threshold set for its property type each year.

#### 2. Alternative Compliance Pathway

A covered building owner may pay an alternative compliance payment (ACP) for every metric ton of CO<sub>2</sub>e emitted above the target. The fee amount begins at \$230/tCO<sub>2</sub>e in 2020 dollars, adjusted for inflation, and increases by \$4 each year.

## Exemptions & Provisions

### New Construction

New buildings are required to report baseline energy consumption for the first calendar year of occupancy.

### Affordable Housing

Reduced alternative compliance payments (ACPs) are available to affordable housing providers demonstrating good faith efforts to reduce greenhouse gas emissions.

### Other Conditions

Properties may also be eligible for exemption under qualifying conditions, including financial distress and low or no occupancy. Some energy usage, if separately metered, may be excluded or subtracted from the building's total usage, including energy associated with electric vehicle charging, parking areas, heated outdoor pools, food service facilities and trash compactors.

## Penalties & Enforcement

Properties that do not demonstrate compliance with their emissions standard will be required to follow the alternative compliance payments pathway.

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## 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.