

State of Washington

Clean Buildings Performance Standard (HB 1257)

The State of Washington Clean Buildings Performance Standard (HB 1257) requires covered buildings to meet a weather normalized site energy use intensity (EUI) target or perform audits and implement energy efficiency measures. Compliance cycles begin in 2026 – 2028 and repeat every five years.

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

Covered Buildings

The performance standards apply to commercial and multifamily properties with a gross floor area over 20,000 sq. ft. Tier 1 buildings include commercial properties 50,000 sq. Ft. and larger. Tier 2 encompasses commercial buildings 20,000 – 49,999 sq. ft. and multifamily buildings 20,000 sq. ft. and larger. Industrial, manufacturing and agricultural buildings, federal properties, buildings owned by Tribes, and historic buildings are not covered by the law.

Compliance Pathways

All covered properties are required to submit benchmarking reports, perform operations and maintenance (O&M) and create an energy management plan (EMP).

In addition, Tier 1 covered buildings must meet an energy performance standard through one of the following:

1. EUI Target Pathway

Properties are compliant if their weather normalized site EUI (kBtu/ft²/yr) is at or below the allowable threshold.

2. Investment Criteria Pathway

Properties that cannot meet their EUI targets are required to conduct audits and implement cost-effective efficiency measures (EEMs).

Exemptions & Provisions

New Construction

New buildings are assigned EUI targets 15% below the EUI targets for older properties.

Other Conditions

Conditional exemptions may be granted on the basis of low or no occupancy, scheduled demolition, financial hardship or other circumstances as determined by the Department of Commerce.

An early adopter incentive program is available for qualifying properties.

Penalties & Enforcement

Noncompliance may result in a fine of \$5,000. Continuing violations may accrue daily fines of up to \$1 per square foot of gross floor area.

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.