BEPS Get Started

This document will provide you with,

- detailed guidance on determining whether you are subject to the Building Energy Performance Standards,
- next steps in the benchmarking and compliance process,
- useful benchmarking resources.

Who is this document for?

This document is designed for building owners who are new to the Building Energy Performance Standards. And if you've benchmarked for other reasons in the past, this guide will help you understand how to meet Maryland's Building Energy Performance Standards requirements.

What you need to do.

Read through this document to determine your building(s) status and discover next steps. A building's status could be 'covered', 'covered by eligible for exemption', or 'not covered'. This document is set up as a "choose your own adventure", clickable guide. Start by reading through the first section in its entirety – then click through the rest of the document as needed.

What should you do if you still have questions after reading this whole document?

Please let the Maryland Department of the Environment BEPS Compliance Team know if you have any questions by email at beps.mde@maryland.gov.

Let's get started.

Step 1: Let's determine your building's BEPS status. Your building's status is one of the following:

- Covered
- Covered, but Eligible for Exemption
- Not Covered

Step 2: You know your building's status. What's next for you?

- Covered
- Covered, but Eligible for Exemption
- Not Covered

Step 3: Enter the BEPS Portal to see the covered buildings list, obtain a Unique Building Identifier (UBID) for benchmarking, and/or submit exemption forms.

Step 4: If covered, benchmark in ENERGY STAR Portfolio Manager using the benchmarking guide.

Step 5: Learn more and answer your questions using these helpful resources.

Your building is...

Covered if

The gross square footage of the commercial or multifamily residential building is greater than or equal to 35,000 square feet excluding the parking garage area, and is:

- A single building, as defined by the building's "envelope"; or
- Two or more buildings that are served in whole or in part by the same electric or gas meter or are served by the same heating or cooling system or systems, which is not a district energy system.

Please note: If you did not receive a postcard from us, but the above description applies to your building, you still need to meet the requirements of this regulation.

Covered, but eligible to apply for exemption if

The gross square footage of the commercial or multifamily residential building is greater than or equal to 35,000 square feet excluding the parking garage area, and is:

- A building, or space within a building, individually designated as a historic property under federal, State, or local law, separate and apart from a building's inclusion in a historic district;
- Public or nonpublic elementary or secondary school;
- A manufacturing building;
- An agricultural building;
- A building owned by the federal government; or
- A demolished building.

Not covered if

- The building(s) does (do) not meet the criteria for coverage listed above; or,

The building(s) is (are) a single-family home or a townhome. (A townhome is defined as a single unit extending from the foundation to the roof.)

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You know your building's status. What's next?

Covered

Covered building owners are required to annually "benchmark" buildings subject to the performance standards.

When benchmarking your building:

- Submit previous calendar year whole-building energy consumption data to the Department online through a free tool, ENERGY STAR Portfolio Manager. Submit this by September 1st in 2025 and June 1st in 2026 and beyond. When submitting reports, building owners must use the assigned UBID (see Step 1 below).
- Note that in addition to benchmarking your building yourself, you can hire a company to do it for you. ENERGY STAR's Service and Product Provider Directory has a list of qualified contractors, and the subset Most Active Providers List details the number of buildings they benchmark.
- Please review our detailed Benchmarking Guide. Below are the high-level steps.

Step 1: Go to the covered buildings list on the BEPS Portal and find your building and its UBID. You can search for your building by its address. If you are unsure if the entry is your building, you can click on the UBID listed in the portal to view it on the map. The primary use type and floor area is based on publicly available data and will be updated based on supplied information after building owners submit their benchmarking reports via ENERGY STAR Portfolio Manager. If you need help with the BEPS Portal, read this helpful user guide.

- If your covered building is listed, make note of your UBID and proceed to step 2.
- If your building is not included on the list but it is subject to the regulations, first view the map of covered buildings to confirm your building is not already listed under a different street address. If you find your building, click on it to view the UBID. The address will be updated based on the information provided to the Department in the benchmarking report (Step 6).
- If your building is still not listed, please register in the BEPS portal and submit a "request for UBID" form. You may start steps 2-5 while waiting to be assigned a UBID.

Step 2: Create your ENERGY STAR Portfolio Manager Account and fill in the required property information. If you have a UBID, enter it now.

Step 3: Contact your electric and/or gas company to obtain your monthly, whole-building energy usage data for the previous calendar year. Review the data for accuracy. To find this information, please see your provider's contact information and data request process in "Connecting with Your Energy Data Provider." Note that the usage data on delivered

fuels (propane, diesel, fuel oil, etc.) from your delivery bills is also required. More details are below.

Step 4: Enter energy usage data for all fuel types into ENERGY STAR Portfolio Manager.

Step 5: Run the Data Quality Checker in ENERGY STAR Portfolio Manager.

Step 6: Share the property with MD-BEPS on ENERGY STAR Portfolio Manager. For more information, view the Benchmarking Guide. Note: your submission will not be valid without a UBID.

Step 7: Assess your building's performance.

Between 2025 and 2030, building owners need only to submit their benchmarking report. However, after benchmarking you should refer to the greenhouse gas emissions standards in the regulation to assess whether physical improvements will be needed to improve the building's energy performance in order to meet the standards. Buildings will be required to meet greenhouse gas emissions standards that phase downward to zero by 2040 or make an alternative compliance payment for their emissions over the targets. Emissions standards are set by property type, such as offices, warehouses, and multifamily apartments. If your building has a combination of use types (e.g. a retail store and multifamily housing), your standards will be an area-weighted average.

Covered, but Eligible for Exemption

If you believe your building qualifies for an exemption, please follow these steps:

Step 1: Go to the covered buildings list on the BEPS Portal and find your building and its UBID. You can search for your building by address. If you are unsure if the entry is your building, you can click on the UBID listed in the portal to view it on the map.

- If your building is listed, make note of your UBID and proceed to Step 2.
- If your building is not included on the list but it is subject to the regulations, first view the map of covered buildings to confirm your building is not already listed under a different street address.
- If your building is still not listed, please register in the portal and submit a "request for UBID" form.

Step 2: Register for an account.

Step 3: Click the blue clipboard action button for your building on the covered buildings list. Select the exemption form that is relevant to your building.

Step 4: Fill out the form for your building with the UBID and required documentation and submit the form.

Not Covered

If your building is not covered and you received a postcard from us, then your building is listed on the BEPS Portal. Search for your building on the portal and submit a categorical exemption form titled "under 35,000 sq ft," providing necessary documentation. If your building is not covered and you did not receive a postcard no action is required.

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BEPS Program Background

Policy Overview

The Building Energy Performance Standards (BEPS) is required by the Climate Solutions Now Act of 2022 that established new climate pollution reduction goals for Maryland. This program is a critical part of meeting these climate goals because it is designed to reduce emissions from large buildings while also lowering energy costs and improving air quality for Marylanders.

The BEPS program focuses on Maryland's largest commercial and multifamily buildings, which we call "covered buildings". These "covered buildings" are 35,000 square feet or larger excluding any parking garage area. If you need a visual example of 35,000 square feet, think of your average grocery store.

Owners of these covered buildings need to annually track the performance of their building starting in 2025 in a process called benchmarking – which uses a free federal tool, ENERGY STAR Portfolio Manager – to collect the energy consumption and characteristics of the covered building.

Starting in 2030, buildings will need to start meeting performance targets that guide buildings down to net zero emissions by 2040. Buildings can also opt to pay for their excess emissions over the standards, which is seen as being fully compliant with the regulation.

MDE intends to adopt an energy efficiency standard, called site energy use intensity (EUI) in 2027 – and recommends not installing inefficient electric equipment, like electric resistance heating.

The tools that building owners need to meet the requirements.

The Maryland BEPS Portal is MDE's in-house tool that has the covered buildings list and map, exemption forms, and your unique building ID's.

A building owner also needs to create an account with their utility provider to collect data for benchmarking.

EPA's ENERGY STAR Portfolio Manager is where building owners will upload their energy consumption data and share it with MDE. A free tool, it will provide a full picture of a building's performance and the pollution it creates and help steer building owners to resources to help them modernize – leading to cleaner air, healthier homes and work spaces, and energy cost savings.
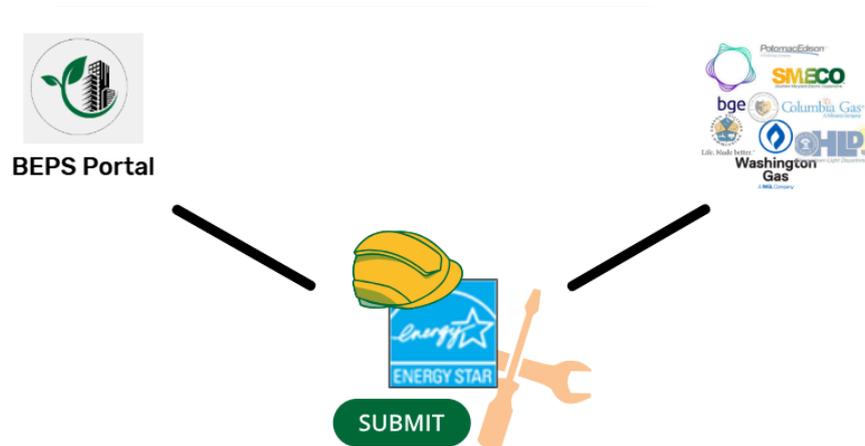

A good way to think about these tools would be that the BEPS Portal and utility provider account are like a hardware store – it's where you go to get the materials you need to get the job done. ENERGY STAR Portfolio Manager is the job site, it's where you go to construct and finalize the project.

Exemptions

Certain types of buildings are can submit a one-time exemption request: designated historic, agricultural, elementary/secondary schools, demolished buildings, manufacturing, and federally owned.

Buildings that are unoccupied or under financial distress can apply annually to be exempt. Buildings that are less than 50% occupied can apply for exemption annually, up to 3 times.

MDE reduced the alternative compliance payments for affordable housing, and affordable housing owners need to apply annually to receive the reduction.
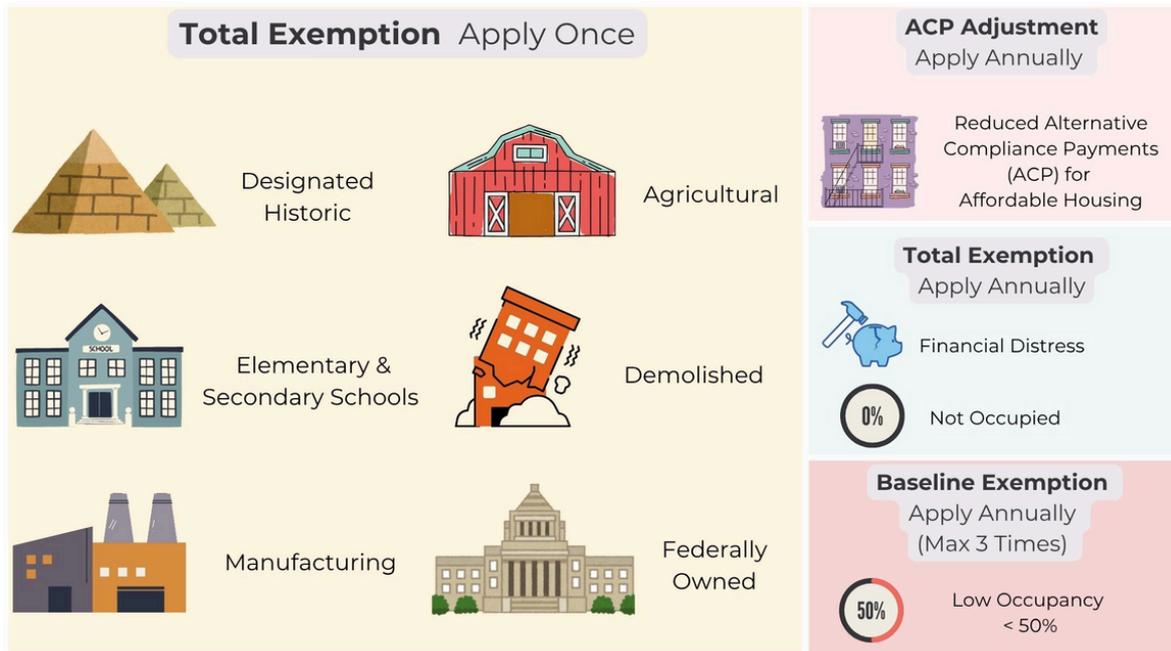
BEPS 2025 Maryland General Assembly updates

Due to new legislation, the BEPS program will be changing on October 1, 2025, though many of these changes will be phased in over the next few years.

Buildings in Montgomery county – which has its own county program – are no longer required to participate in this statewide program. Covered buildings that have a sensitive compartmented information facility (SCIF) when operated by a defense agency, intelligence agency, the U.S. General Services Administration, the State, or a contractor to such agency will be able to apply for exemption from the EUI targets. These buildings will also be able to apply for additional flexibility if they have trouble meeting the benchmarking requirements. Hospitals will be eligible to apply for total exemption. And covered building owners will need to pay an annual reporting fee of $100 for each building 35,000 square feet or larger. This small fee will help MDE provide resources to covered building owners as they work to modernize and meet the performance standards.

And as we look toward performance standards in 2030 and beyond, there will be new exclusions and credits in the program: Energy use associated with steam sterilization equipment and emergency backup generators in health care facilities, labs, assisted living and nursing facilities,

military buildings, and buildings used for life sciences will be excludable. Additionally, the energy and emissions from the generation of emergency backup power will also be excludable for critical infrastructure. Credits will be available for on-site renewable energy generation against the EUI standards and on-site use of biomethane against the net direct emissions standard.

NEW CHANGES EFFECTIVE OCT. 1, 2025

Total Exemption	**EUI / Reporting + EUI**	**Energy Exclusions**
No Application	**Exemption**	Certain Facilities
Covered buildings in Montgomery County	Apply Once	Steam sterilization equipment
	Sensitive Compartmented Information Facility (SCIF)	Backup generators

Total Exemption	**Reporting Fee**	**Credits**
Apply Once	Annual	On-site renewables for EUI
Hospitals	$100 per covered building	On-site biomethane for GHG

Compliance Options and Information

From 2025 - 2029, benchmark and start to make needed building improvements, if any.

Annually benchmark as required by the regulation by June 1 each year. There are no performance standards to meet until 2030. This means you might need to assess your building and start making some updates to meet the 2030 interim standard.

Beginning in 2026, and every 5 years after, get your data third-party verified.

In 2026, building owners will need to get their benchmarking data verified by a third-party verifier.

Having good data is really important. Because the energy data is going to be used to determine compliance, MDE wants to ensure all buildings properly benchmark. This also ensures fairness for all covered buildings complying with the regulation.

Third party verifiers must have current licenses or certifications:

- Professional Engineer (PE) issued within the United States;
- Licensed Architect issued within the United States;
- Certified Energy Manager (CEM);
- Building Energy Assessment Professional.

MDE will also recognize other data verifier license or training program credentials.

Starting in 2030, what if your building isn't meeting the interim performance standard?

Building owners whose building's don't meet the interim performance standard can make alternative compliance payments. These payments are set at the US Environmental Protection Agency's social cost of greenhouse gas and are the lowest permitted by law.

Example: if a building emits 20 metric tons of CO_2 equivalent and its interim standard in 2030 is 15 metric tons, that building will have to pay for their 5 metric tons of excess emissions above the standard. See the graphic below:
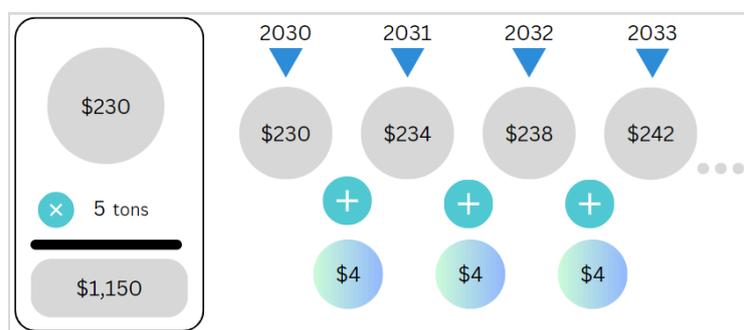
Already meeting the interim or final performance standards?

Many buildings are already meeting interim or final performance standards. These building owners should continue annually benchmarking as required. As long as that building's performance remains below the standard each year, the building will be considered in compliance with BEPS.

Performance Standards Timeline

Building owners need to be aware of the the interim and final performance standards timeline.

1

2025

Annual Benchmarking Begins June 1st

2

2030 - 2034

Meet Interim Standards Part 1

3

2035 - 2039

Meet Interim Standards Part 2

4

2040

Meet Final Standards