

Building Performance Standards (BPS)

Maryland State Building Energy Performance Standards (BEPS)

Maryland implemented the Building Energy Performance Standards (BEPS) policy in 2025 in accordance with the Climate Solutions Now Act of 2022. This policy is designed to support the city's ambitious goal of achieving net-zero greenhouse gas (GHG) emissions by 2040. Owners of covered buildings are required to measure and report energy consumption data annually and must meet performance standards beginning in 2030. The program provides building owners with flexibility, as it does not dictate the specific methods they must use to achieve these performance targets.

Covered Buildings

- **Commercial** buildings of 35,000+ square feet (excluding manufacturing)
- **Multifamily** buildings of 35,000+ square feet

Exemptions may be granted for the following circumstances:

- A building, or space within a building, designated as a historic property
- Public or non-public elementary or secondary school
- A building that has been demolished or is scheduled for demolition

Timeline

Applicable to all covered buildings:

2025	2030-2034	2035-2039	2040
Annual Benchmarking Begins	Part 1 - Interim Standards	Part 2 - Interim Standards	Final Standards

Compliance Requirements & Pathways

Between 2025 and 2030, building owners need to submit their benchmarking report using the ENERGY STAR Portfolio Manager® and assess their building(s) performance. Beginning in 2030, all covered buildings will also be required to meet property-type performance standards that phase downward to zero by 2040. The Maryland Department of the Environment (MDE) does not have requirements for how emissions are reduced, leaving building owners free to decide their best options.

Alternative Compliance Options

Alternative Compliance Payment (ACP)	Campus-Level Compliance
Building owners have the option to make an alternative compliance payment for every metric ton of CO ₂ a building is above its emissions limit.	Two or more buildings may report as a campus if they meet certain criteria.

Demonstration of Compliance

MDE relies on the benchmark reports to determine if a building is meeting its assigned performance standard. According to compliance requirements, the reporting data needs to be verified for accuracy by a qualified third-party verifier for the following reporting years: 2026, 2031, 2036, and 2041.

What are the Penalties?

Building owners may be subject to warnings or fines for failure to file a benchmarking report. Building owners that do not meet interim standards may meet compliance by making Alternative Compliance Payments.

Conservice Solutions

Conservice offers a BPS service package that includes tracking building performance against BPS targets, compliance submissions, enhanced reporting options, and many other exclusive features. Visit our website for more information: <https://esg.conservice.com/>