BOSTON, MA · BOSTON MUNICIPAL CODE CH. 7, § 7-2.2

Boston BERDO 2.0 Emissions Standards

May 15 reporting, >=35k 2025 caps, $234/tCO2e ACPs & net-zero 2050 trajectory

1. Statutory Scope, Thresholds & Key Dates

Building Tier	Annual Reporting	Emissions Caps Start	Compliance Relief & Daily Non-Filing Fines
Large (>=35k sf or >=35 units)	May 15 (PM + 3rd-party verify cycle)	Jan 1, 2025 (2025–2029 period)	$234/MTCO2e ACP; $1,000/day emissions violation
Small/Mid (20k–34,999 sf / 15–34 units)	May 15 annual energy & water	Jan 1, 2030 (2030–2034 period)	$234/MTCO2e ACP; $300/day violation (~2030+)
Multi-Building Parcels	>=20k sf combined -> follows >=20k/35k tier	Matched to aggregate tier	Blended Emissions Standard / Individual Schedule option

2. Operational Requirements & Enforcement

- **2025 Caps Are Live (>=35k sf):** Boston buildings >=35,000 sq ft entered binding 2025–2029 CO2e limits January 1, 2025, scaling toward net-zero 2050.
- **May 15 Annual Filing + Verification:** Whole-building Portfolio Manager disclosures and qualified third-party verification are mandatory owner duties.
- **$234/MTCO2e ACP vs. Daily Fines:** Owners can bridge emissions gaps via $234/MTCO2e ACPs or Review Board flexibility plans rather than facing $1,000/day penalties.



BOSTON, MA · BOSTON MUNICIPAL CODE CH. 7, § 7-2.2 · PAGE 2 CHECKLIST

Boston BERDO 2.0 Verification & Reduction Action Plan

Step-by-step workflow from utility data verification through filing & compliance proof

Step	Owner / Team	Auditable Deliverable
1. Parcel Use & Tier Audit	Compliance / Legal	Confirm primary occupancy classification and >=35k vs 20k–34,999 sq ft cohort.
2. 3rd-Party Verifier Sign-Off	PE / CEM / Qualified Verifier	Complete BERDO data verification checklist ahead of the May 15 filing deadline.
3. ACP vs REC Economics	Treasury / Sustainability	Compare MA Class I REC cost against $234/MTCO2e ACP exposure per asset.
4. MA LBER Reconciliation	Property Operations	Cross-check DOER June 30 utility-reported LBER dataset against BERDO May 15 numbers.

Key Questions & Edge-Case Rules

- **When did Boston BERDO 2.0 emissions caps actually start?** Emissions standards took effect January 1, 2025 for buildings >=35,000 sq ft (or residential buildings >=35 units), while smaller covered buildings (20,000–34,999 sq ft) begin active emissions limits in 2030.
- **What is Boston BERDO's Alternative Compliance Payment rate?** Excess CO2e emissions can be settled via Alternative Compliance Payments set at $234 per metric ton of CO2e (MTCO2e), which feed Boston's Equitable Emissions Investment Fund, rather than paying noncompliance fines.
- **Does reporting under Boston BERDO exempt a building from Massachusetts statewide LBER?** Massachusetts LBER (225 CMR 27.00) coordinates municipal reporting for utilities, but building owners must still verify Boston-specific BERDO May 15 disclosures, third-party verifications, and emissions-compliance schedules directly with the City.

Primary Sources & Statutory Citations

- City of Boston Environment Dept. — BERDO 2.0 Program Portal
- Boston Municipal Code Ch. 7, § 7-2.2 & BERDO Regulations

Canonical Guide: https://bcesg.org/boston-berdo-2-0-building-emissions-compliance-guide/

Informational Reference Only: Published by BC ESG (Tygart Media). Summarizes statutory and regulatory rules from cited primary sources; not legal, accounting, tax, or licensed engineering advice.