CAMBRIDGE, MA · CAMBRIDGE MUNICIPAL CODE CH. 8.67

# Cambridge BEUDO Net-Zero Ordinance

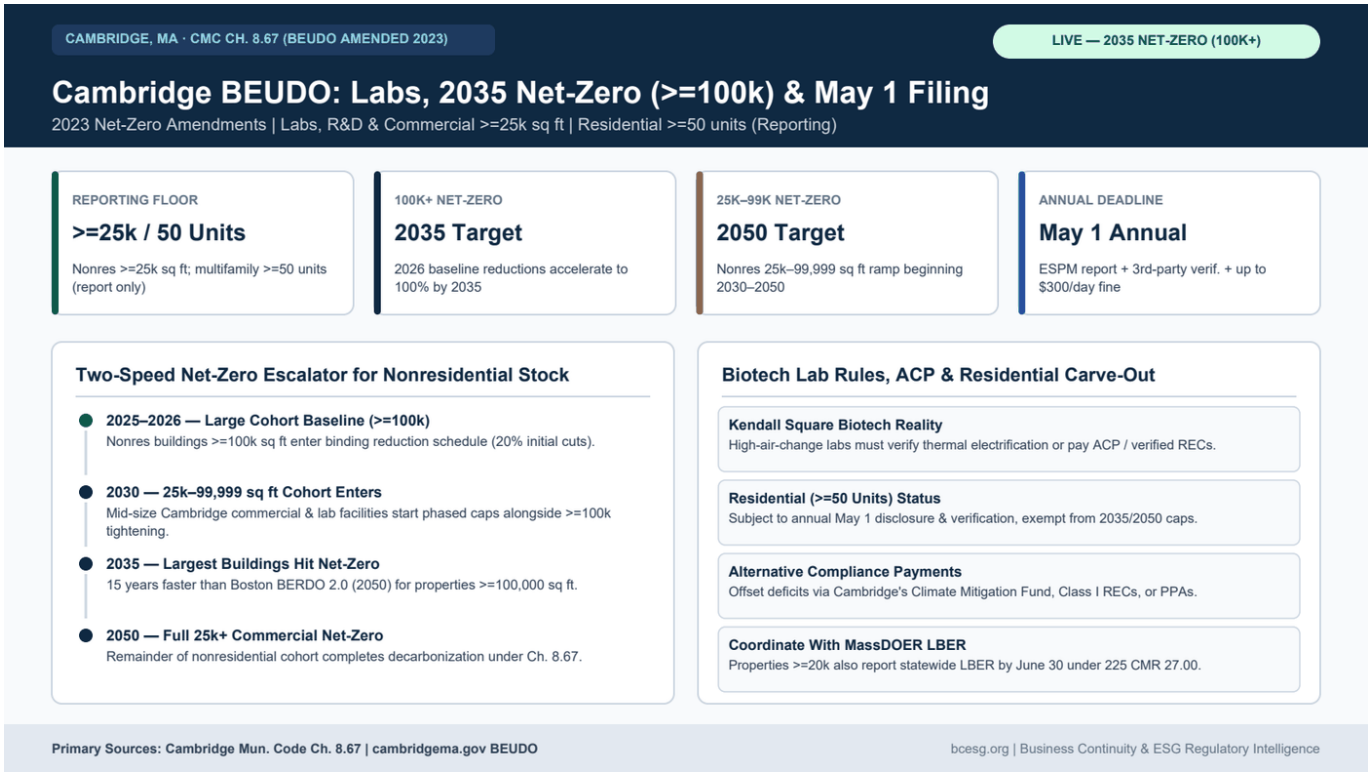
Active 2025–2026 caps, 2035 net-zero cliff (>=100k sf) & life-science compliance tools

## 1. Statutory Scope, Thresholds & Key Dates

| Property Category | Benchmarking (Annual May 1) | Emissions Caps & Net-Zero Cutoff | Flexibility & Violations |
|---|---|---|---|
| Non-Residential >=100,000 sf | Required (ENERGY STAR PM) | Active 2025–2026 -> Net-Zero 2035 | Qualified RECs/PPAs, $234/t ACP, $300/day fine |
| Non-Residential 25k–99,999 sf | Required (ENERGY STAR PM) | Caps start 2030 -> Net-Zero 2050 | Phased targets + hardship/board plans |
| Residential >=50 units | Required (ENERGY STAR PM) | Disclosure only (no BEUDO emissions cap) | $300/day non-reporting penalties |

## 2. Operational Requirements & Enforcement

- **2035 Net-Zero (>=100k sf):** Cambridge Ch. 8.67 puts >=100,000 sq ft non-residential properties on the nation's fastest net-zero timeline (15 years ahead of Boston).
- **2025–2026 Reductions Active Now:** Large commercial and life-science buildings must meet active interim reductions or retire verified RECs / $234/tCO2e ACPs.
- **Residential Stayed Disclosure-Only:** Multifamily buildings >=50 units file May 1 Portfolio Manager disclosures without BEUDO numeric GHG caps.



**CAMBRIDGE, MA · CAMBRIDGE MUNICIPAL CODE CH. 8.67 · PAGE 2 CHECKLIST**

# Cambridge BEUDO Capital & Renewable Verification Checklist

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

| Step | Owner / Team | Auditable Deliverable |
|---|---|---|
| 1. Baseline Audit | Engineering / Operations | Confirm non-residential gross sq ft (>=100k vs 25k–99,999) and baseline emissions. |
| 2. May 1 Filing Lock | Sustainability Team | Upload verified whole-building Eversource energy/water logs prior to May 1. |
| 3. 2030–2035 CapEx Model | Capital Projects / Finance | Model heat-pump / chiller conversion vs REC + $234/t ACP over 2026–2035 lease cycles. |

## Key Questions & Edge-Case Rules

- **Which Cambridge buildings must hit net-zero emissions by 2035 under BEUDO?** Under Cambridge Municipal Code Ch. 8.67, non-residential buildings >=100,000 sq ft entered emissions limits in 2025–2026 and must achieve net-zero emissions by 2035; buildings 25,000–99,999 sq ft follow a 2030–2050 schedule.
- **Are residential apartment buildings subject to Cambridge BEUDO's emissions caps?** No. Residential buildings with 50 or more units must complete annual May 1 energy and water benchmarking disclosures, but Cambridge's 2023 amendment left purely residential multifamily assets out of the numeric net-zero emissions caps.

## Primary Sources & Statutory Citations

- City of Cambridge Office of Sustainability — BEUDO Portal
- Massachusetts DOER — Statewide LBER Reference (225 CMR 27.00)

Canonical Guide: https://bcesg.org/cambridge-beudo-net-zero-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.*