MADISON, WI · INDIANAPOLIS, IN · DES MOINES, IA

Madison, Indy & Des Moines Laws

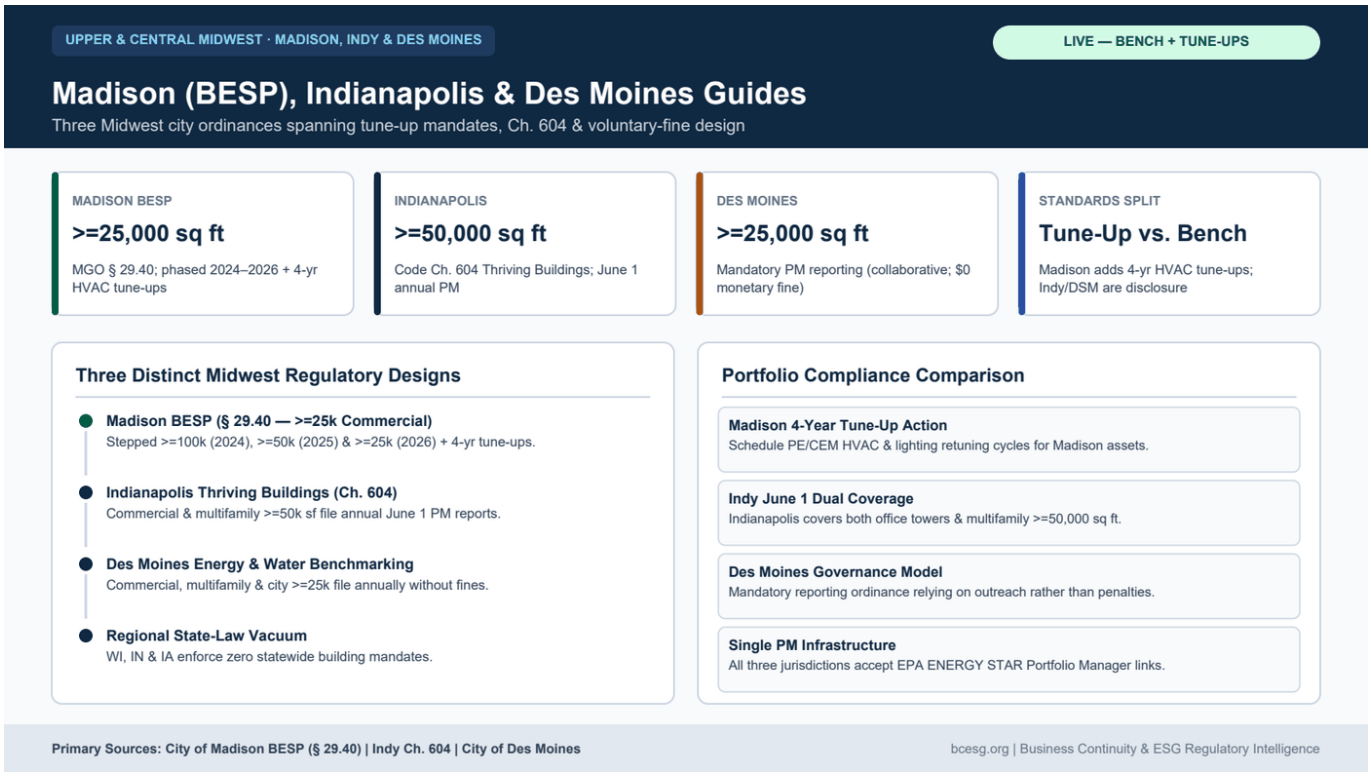
Madison >=25k BESP tune-ups, Indy >=50k Ch. 604 & Des Moines >=25k benchmarking

1. Statutory Scope, Thresholds & Key Dates

City & Citation	Threshold & Property Types	Annual Timing	Tune-Up / Penalty Design
Madison BESP (§ 29.40)	Commercial >=25,000 sf (2026+)	Annual bench + 4-yr cycle	Mandatory 4-year HVAC tune-up (or exemption)
Indianapolis (Ch. 604)	Commercial & multifamily >=50k sf	Annual June 1	Benchmarking transparency (energy & water)
Des Moines (Muni Code)	Comm, multifamily & city >=25k sf	Annual cycle	Mandatory PM reporting (no monetary fines)

2. Operational Requirements & Enforcement

- **Madison Requires 4-Year Tune-Ups:** MGO § 29.40 reached >=25,000 sq ft commercial assets in 2026, pairing annual benchmarking with 4-year HVAC retuning.
- **Indianapolis Covers >=50k MF + Comm:** Marion County Ch. 604 requires annual June 1 energy & water Portfolio Manager filings.
- **Des Moines Collaborative Model:** Covers >=25,000 sq ft commercial and multifamily energy/water reporting without financial penalties.



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Regional Heartland Benchmarking & Tune-Up Execution Checklist

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

Step	Owner / Team	Auditable Deliverable
1. Commercial vs MF Split	Asset Management	Tag Madison >=25k commercial tune-ups vs Indy (>=50k) & Des Moines (>=25k) MF.
2. Spring Utility Aggregation	Property Ops	Gather MG&E (Madison), AES/Citizens (Indy), and MidAmerican/DMWW (Des Moines).
3. Madison Tune-Up Audit	Qualified PE / CEM	Schedule 4-yr HVAC inspection or verify ENERGY STAR high-performance exemption.

Key Questions & Edge-Case Rules

- **Does Madison BESP (§ 29.40) cover multifamily residential apartment buildings?** Madison's BESP ordinance applies to commercial buildings >=25,000 sq ft (following 2024 >=100k and 2025 >=50k tiers), unlike Indianapolis and Des Moines which include multifamily properties.
- **Does Des Moines fine property owners for missing its benchmarking ordinance?** No. Des Moines operates a mandatory annual >=25,000 sq ft energy and water benchmarking program modeled explicitly around collaborative education without monetary noncompliance fines.

Primary Sources & Statutory Citations

- City of Madison — Building Energy Savings Program (BESP MGO § 29.40)
- City of Indianapolis — Thriving Buildings Energy Benchmarking (Ch. 604)
- City of Des Moines — Energy & Water Benchmarking

Canonical Guide: https://bcesg.org/madison-besp-indianapolis-thriving-buildings-des-moines-guide/

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