MASSACHUSETTS · M.G.L. c. 25A § 20 & 225 CMR 27.00

Massachusetts Large Building Energy Reporting (LBER)

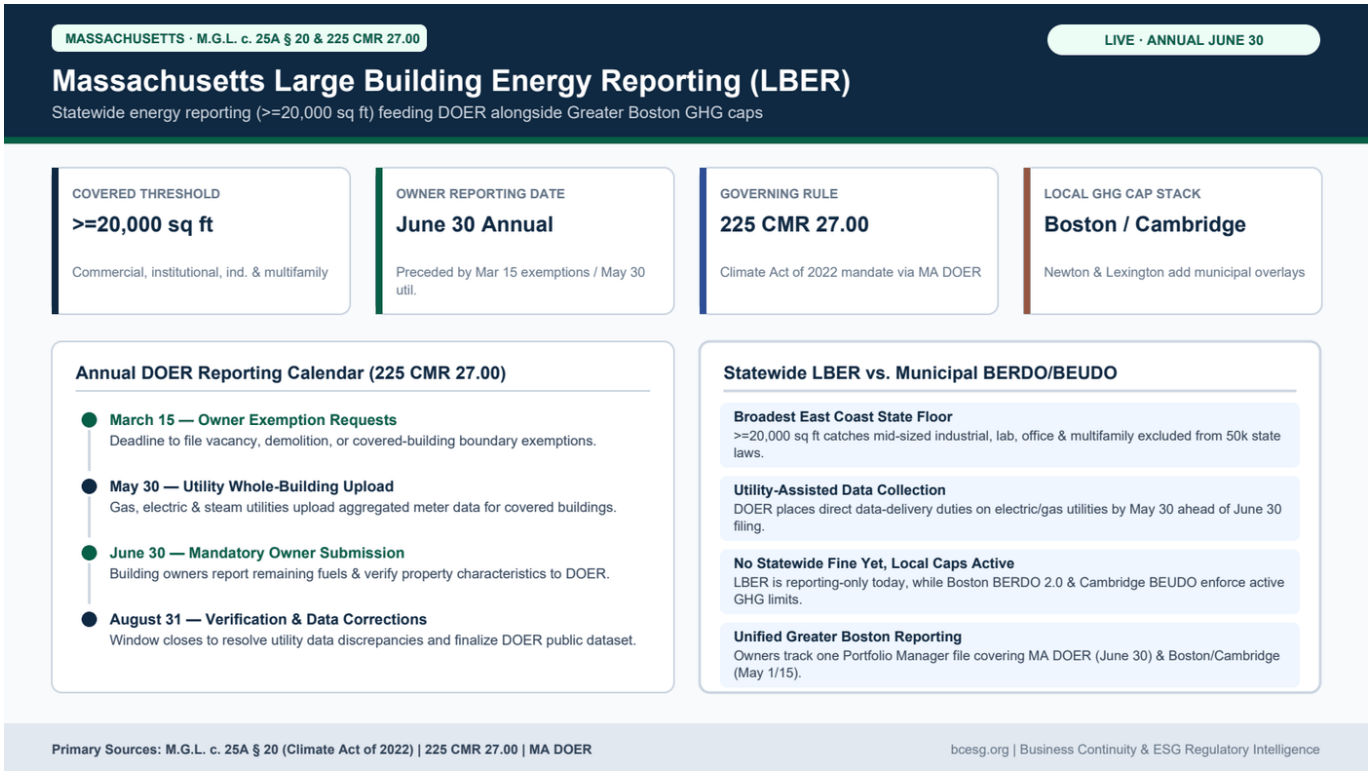
Statewide >=20,000 sq ft DOER energy reporting & Greater Boston municipal GHG cap interaction

1. Statutory Scope, Thresholds & Key Dates

DOER Milestone Date	Responsible Party	Action Under 225 CMR 27.00
March 15	Building Owner	Submit boundary, vacancy, or statutory exemption requests to DOER
May 30	Utilities (Electric/Gas/Steam)	Upload aggregated whole-building energy usage for covered >=20k properties
June 30	Building Owner	Complete owner energy submission (incl. delivered oil/propane & property metadata)
August 31	Owner & DOER Verification	Finalize discrepancy corrections before public DOER dataset publication

2. Operational Requirements & Enforcement

- **Broad >=20,000 sq ft Sweep:** Covers commercial, institutional, industrial, and multifamily assets statewide across every Massachusetts municipality.
- **Utility Upload Duty:** Regulated MA utilities push electricity/gas/steam data by May 30; owners reconcile non-utility fuels by June 30.
- **Local Caps Overlay:** Boston BERDO 2.0 (>=35k active 2025) and Cambridge BEUDO (>=100k active 2025-26) enforce strict emissions penalties locally.



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Massachusetts & Greater Boston Dual-Compliance Checklist

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

Step	Owner / Team	Auditable Deliverable
1. DOER List Audit	Asset Mgmt	Check DOER covered-building list for every MA commercial/industrial/MF parcel >=20,000 sq ft.
2. Mar 15 Exemptions	Compliance Lead	File any demolition, under-threshold, or vacancy exemption documentation prior to March 15.
3. Utility Match	Facilities /Ops	Confirm May 30 utility uploads capture all meters and compile delivered heating oil/propane invoices.
4. Local Overlay Sync	Sustainability	Align May 1 (Cambridge) / May 15 (Boston) filings with June 30 MA LBER owner certification.

Key Questions & Edge-Case Rules

- **Are industrial warehouses and life-science labs covered by Massachusetts LBER?** Yes. M.G.L. c. 25A § 20 and 225 CMR 27.00 explicitly include commercial, institutional, industrial, and multifamily buildings of 20,000 gross sq ft or more.
- **Does Massachusetts LBER impose carbon emissions fines like Boston BERDO 2.0?** Statewide LBER is an annual energy reporting mandate overseen by DOER and does not currently levy numeric carbon-cap penalties, whereas Boston BERDO 2.0 and Cambridge BEUDO impose binding emissions limits and Alternative Compliance Payments locally.
- **When must a building owner submit LBER reports to DOER?** Owner reports are due June 30 annually, following March 15 exemption filings and May 30 utility uploads, with verification/corrections closing August 31.

Primary Sources & Statutory Citations

- Massachusetts General Laws c. 25A § 20 (Climate Act Building Reporting)
- MA DOER — Large Building Energy Reporting (225 CMR 27.00)
- New Jersey Clean Energy Act Benchmarking Guide — BC ESG
- NYC Local Law 84 Benchmarking & LL97 Prerequisite — BC ESG

Canonical Guide: https://bcesg.org/massachusetts-large-building-energy-reporting-lber-225-cmr-27-00/

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