NEW JERSEY · P.L. 2018, c. 17 & N.J.S.A. 48:3-87.10

New Jersey Clean Energy Act Benchmarking Program

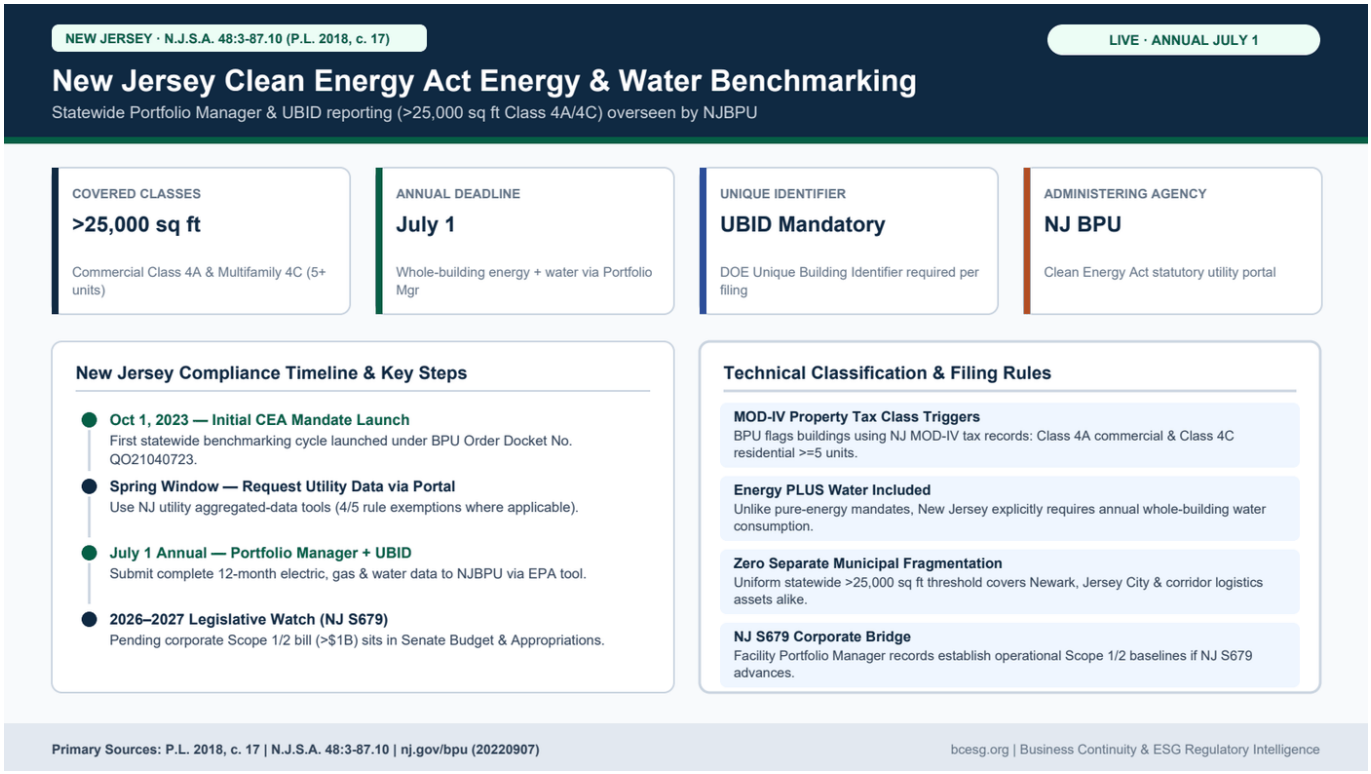
Statewide energy & water reporting (>25k sq ft Class 4A/4C + UBID) due July 1 to NJBPU

1. Statutory Scope, Thresholds & Key Dates

Program Dimension	New Jersey CEA Rule	Compliance Requirement
Statutory Threshold	N.J.S.A. 48:3-87.10	MOD-IV Class 4A commercial & Class 4C (5+ units) >25,000 sq ft
Covered Utilities	NJBPU Order / Portfolio Mgr	Whole-building electric, gas/thermal fuel AND water consumption
Property Identifier	Custom Field in ESPM	Mandatory DOE Unique Building Identifier (UBID) + NJ tax block/lot
Annual Filing Schedule	Post-2023 Recurring Cadence	July 1 annually via NJBPU ENERGY STAR Portfolio Manager link

2. Operational Requirements & Enforcement

- **Water + Energy Mandatory:** Unlike energy-only laws, NJ requires whole-building water consumption alongside electric and gas records.
- **MOD-IV & UBID Triggers:** Properties are pulled from municipal Class 4A/4C tax rolls and require an active UBID code inside Portfolio Manager.
- **Clean July 1 Corridor Schedule:** Single statewide threshold (>25k sq ft) with zero separate city-level caps.



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New Jersey NJBPU July 1 Submission Checklist

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

Step	Owner / Team	Auditable Deliverable
1. MOD-IV Lookup	Tax / Asset Lead	Verify parcel Class (4A/4C) and >25,000 sq ft status on municipal MOD-IV tax records & BPU list.
2. UBID Assignment	Energy Analyst	Generate/confirm building UBID and map NJ municipal Block/Lot numbers inside Portfolio Manager.
3. Utility + Water Sync	Property Ops	Pull 12-month aggregated electric/gas data plus municipal water bills ahead of June 1.
4. Submit July 1	Compliance Lead	Submit via NJBPU reporting link and retain confirmation receipt for ESG/NJ S679 audits.

Key Questions & Edge-Case Rules

- **Are industrial warehouses subject to New Jersey's benchmarking law?** Yes. Industrial, warehouse, logistics, retail, and office buildings taxed under New Jersey MOD-IV Class 4A that exceed 25,000 gross sq ft are covered by NJBPU benchmarking.
- **Does New Jersey require water consumption reporting as well as electricity and gas?** Yes. N.J.S.A. 48:3-87.10 requires annual whole-building water benchmarking in addition to electric and natural gas/heating energy usage.
- **What is a UBID and why does NJBPU require it?** A Unique Building Identifier (UBID) is a standardized geographic footprint code maintained by the U.S. DOE so NJBPU can match Portfolio Manager submissions cleanly against municipal MOD-IV parcel records.

Primary Sources & Statutory Citations

- New Jersey Board of Public Utilities (NJBPU) — Clean Energy Act Benchmarking Order
- Maryland BEPS (Mid-Atlantic Comparative) — BC ESG
- Massachusetts LBER Statewide Benchmarking — BC ESG

Canonical Guide: https://bcesg.org/new-jersey-clean-energy-act-benchmarking-njsa-48-3-87-10/

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