NEWTON & LEXINGTON, MA · METRO-WEST MUNICIPAL RULES

Newton BERDO & Lexington BEU-D

Suburban Greater Boston emissions caps (>=20k sf), disclosure & MA LBER overlap

1. Statutory Scope, Thresholds & Key Dates

Ordinance & Citation	Threshold	Core Mandate	Emissions Caps?
Newton BERDO (Ch. 29)	Commercial, institutional & large res >=20,000 sq ft	Annual disclosure + 2025–2026 phased verification	YES — declining caps to net-zero 2050
Lexington BEU-D (2022 Bylaw)	Commercial & res >25,000 sq ft + municipal	Annual Portfolio Manager + energy assessments	NO — disclosure & assessment mandate
MA Statewide LBER (225 CMR 27.00)	Statewide buildings >=20,000 sq ft	June 30 utility-led annual energy disclosure	NO — statewide transparency only

2. Operational Requirements & Enforcement

- **Newton Imposes Net-Zero Caps:** Revised Ordinances Ch. 29 brings >=20,000 sq ft buildings onto a binding multi-year emissions ramp toward 2050.
- **Lexington Stays Disclosure + Assessments:** Lexington BEU-D mandates annual Portfolio Manager reporting (>25,000 sq ft) plus periodic energy assessments without CO2e caps.
- **Do Not Rely Solely on MA LBER:** Statewide June 30 LBER filings do not satisfy municipal Newton or Lexington reporting and assessment duties.



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MetroWest MA Portfolio Audit & Multi-Town Checklist

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

Step	Owner / Team	Auditable Deliverable
1. Jurisdictional Mapping	Asset Management	Tag every Route 128 parcel by municipality (Newton vs Lexington vs MA-only).
2. Utility Data Access	Property Ops	Enable Eversource/National Grid whole-building meters for PM & town portals.
3. Newton Verification Prep	Sustainability / PE	Schedule third-party verification and 2026–2030 emissions forecast for Newton assets.

Key Questions & Edge-Case Rules

- **Does Newton BERDO include residential buildings?** Yes. Newton Revised Ordinances Ch. 29 covers commercial, institutional, and large residential buildings >=20,000 sq ft, administering phased 2025–2026 reporting and emissions targets toward net-zero 2050.
- **Does Lexington BEU-D fine building owners for exceeding emissions caps?** No. Lexington's Building Energy Use Disclosure Bylaw focuses on annual ENERGY STAR Portfolio Manager energy/water disclosure and periodic building energy assessments for buildings >25,000 sq ft, without numeric GHG cap penalties.

Primary Sources & Statutory Citations

- City of Newton — BERDO Compliance Guidance Document
- Town of Lexington — Building Energy Use Disclosure (BEU-D)

Canonical Guide: https://bcesg.org/newton-berdo-lexington-beud-massachusetts-building-compliance/

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