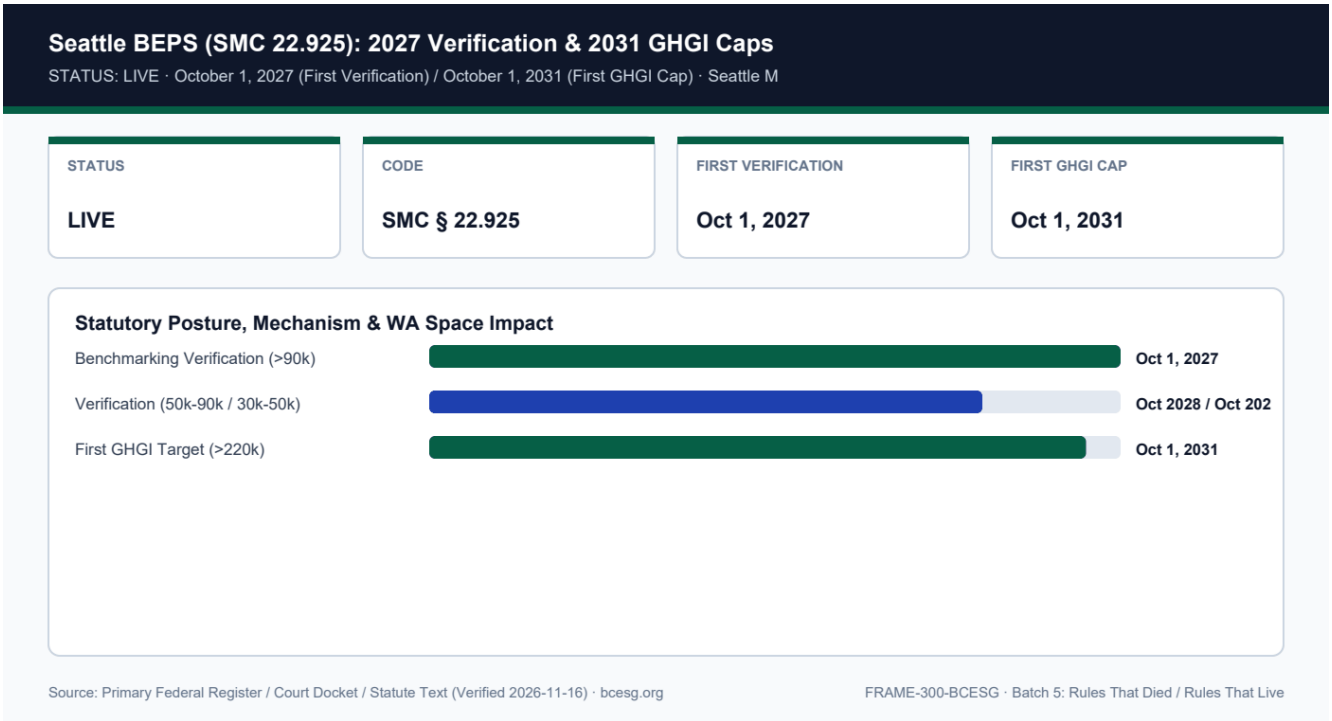
BC ESG · RULES THAT DIED / RULES THAT LIVE · STATUS: LIVE

Seattle BEPS (SMC 22.925 / Ord. 126973): LIVE — 2027 GHG Verification & 2031 Emissions Caps

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Rule: Seattle Building Emissions Performance Standard (BEPS, SMC § 22.925 / Ordinance 126973) | **Status:** LIVE | **Instrument:** Seattle Municipal Code § 22.925 (Ordinance 126973) | **Date:** October 1, 2027 (First Verification) / October 1, 2031 (First GHGI Cap)

Verdict & Proof: Seattle BEPS (SMC § 22.925) is LIVE. Nonresidential and multifamily buildings >20,000 sq ft inside Seattle city limits face Qualified Person GHG verification starting October 1, 2027 (>90,000 sq ft) and binding Greenhouse Gas Intensity (GHGI) targets starting October 1, 2031 (>220,000 sq ft).



Building Size (Seattle)	GHG Verification Due	First GHGI Target Due
>220,000 sq ft	Oct 1, 2027	Oct 1, 2031
90,001–220,000 sq ft	Oct 1, 2027	Oct 1, 2032
50,001–90,000 sq ft	Oct 1, 2028	Oct 1, 2033
30,001–50,000 sq ft	Oct 1, 2029	Oct 1, 2034

Who Owes What by When: Seattle City-Limits Facilities

Seattle BEPS layers carbon-intensity caps directly on top of WA CBPS for buildings >20,000 sq ft inside Seattle (affecting Georgetown, SoDo, and Harbor Island aerospace offices and test labs). Initial Qualified Person benchmarking verification and GHG reports are due October 1, 2027 for buildings >90,000 sq ft (phasing through October 1, 2030 for 20,001–30,000 sq ft).

Binding GHGI reduction targets begin October 1, 2031 for buildings >220,000 sq ft and phase through October 1, 2035.

Landlord-Tenant Split

Even where a space company is a NNN tenant rather than building owner, Seattle landlords pass verification audit fees and utility-submetering obligations into lease renewals.

Verified Primary Sources & Internal Bridges

• City of Seattle OSE: Building Emissions Performance Standard: https://www.seattle.gov/environment/climate-change/buildings-and-energy/building-emissions-performance-standard