



# Maryland's Building Energy Performance Standards: 2026 Update

Visit Our Website

[mde.maryland.gov/start-beps](https://mde.maryland.gov/start-beps)

**MDE Building Decarbonization Division**

# What's Required

Most buildings 35,000 square feet or larger are “covered buildings”

Owners of covered buildings must:

- As of 2025, annually submit a benchmarking report

***CY2025 data due by June 1, 2026***

- In 2030 and beyond, achieve emissions standards or pay for excess emissions over standards



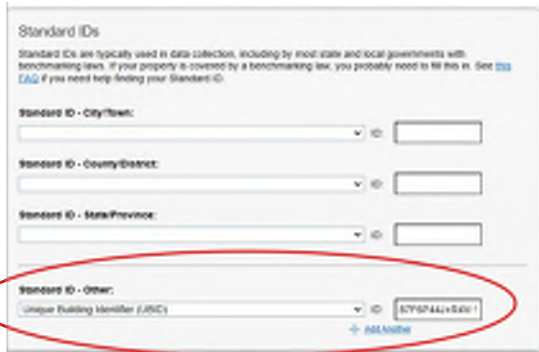
# Building Status in The BEPS Portal

Status	Description
Data Received	A benchmarking report was received.
Under Review	MDE is currently reviewing a request
Waived	A building's benchmarking requirements are waived for the current year (usually because an exemption request is pending).
Determined Exempt	A building is exempt from meeting BEPS requirements.
Pending Revision	MDE is waiting for a building owner or representative to submit updated information.

# Common UBID Difficulties

**Issue 1:** UBID entered incorrectly or placed in the wrong field; with added/removed spaces and characters

- ✓ 87F6P44J+R4V-14-25-10-32
- ✗ “87F6P44J+R4V14251032.”



Standard IDs

Standard IDs are typically used in data collection, including by most state and local governments with benchmarking laws. If your property is covered by a benchmarking law, you probably need to fill this in. [See this FAQ](#) if you need help finding your Standard ID.

Standard ID - City/Town:  ID:

Standard ID - County/District:  ID:

Standard ID - State/Province:  ID:

Standard ID - Other:  ID:

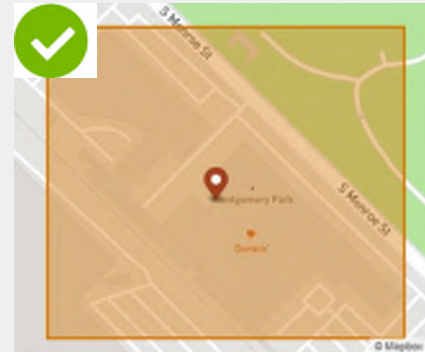
Unique Building Identifier (UBID) [+ Add Note](#)

**Solution:** Copy and paste the UBID directly from the BEPS Portal

**Issue 2:** Pasting more than one UBID into ESPM because:




- **2.A** Multiple UBIDS exist for the same street address
- **2.B** Multiple UBIDS exist for the same building

**Solution:** Click on each UBID in the BEPS Portal and determine which is the best “fit”



# Data Quality Checker

Each year the ESPM data quality checker must be run:

- You must address issues marked with a 
- Issues marked with a  should be addressed, if possible
- You'll see two  about missing water and waste/material meters. You can **ignore** these issues.



**There is not 12 full months of meter data.**

**Problem:** The following meters do not have 12 full calendar months of meter entries for the year selected (21010004 - 12010024).

- [Electric Grid Meter \(missing bills for 01/01/2024 - 01/01/2025\)](#)

**What to do:**

- If you think this is a mistake, click the links above to review the entries for each meter and make corrections if necessary.

**Property has no waste or material meters.**

There are no waste meters entered for this property. In order to track waste and/or materials and receive metrics, you must create a waste or material meter.

**What to do:**

- [Create a meter](#) and follow the steps to enter your waste and material meter entries. Make sure you select the meter(s) that should be included in your performance metrics.

**Property has no water meters.**

There are no water meters entered for this property. In order to track water use and receive metrics, you must create a water meter.

**What to do:**

- [Create a meter](#) and follow the steps to enter your water bills. Make sure you select the meter(s) that should be included in your performance metrics.

[Cancel](#)



# Where We Are

## **NEW** Benchmarking Guide 2.0 and June 1, 2026 Key Guidance

- Submit calendar year 2025 data by June 1, 2026
  - Third Party Verification
- Implementing House Bill 49
  - Additional exemptions
  - On-site solar and biomethane credits
  - \$100 annual reporting fee



## Total Exemption Apply Once

Designated  
Historic



Elementary &  
Secondary Schools



Agricultural



Hospital



Manufacturing



Federally  
Owned



Demolished



## Total Exemption No Application



Covered  
buildings in  
Montgomery  
County

## EUI / Reporting + EUI Exemption Apply Once



Sensitive Compartmented  
Information Facility (SCIF)

## ACP Adjustment Apply Annually



Reduced Alternative  
Compliance Payments  
(ACP) for  
Affordable Housing

## Total Exemption Apply Annually



Financial Distress



Not Occupied

## Baseline Exemption Apply Annually (Max 3 Times)



Low Occupancy  
< 50%

# Energy Exclusions and Credits

Food Service  
Facilities



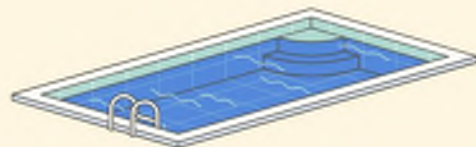
EV Charging



Parking Lots



Outdoor  
Heated Pools



On-Site Renewables  
and Biomethane



Required  
Combustion  
Equipment



Emergency  
Backup Power  
*Certain Facilities*



Steam  
Sterilization  
Equipment



# Annual Reporting Fee

House Bill (HB) 49 of 2025 requires building owners to pay a \$100 annual reporting fee for each covered building they report. This fee will be adjusted for inflation annually.

The fee must be paid per covered building. If you're reporting as a campus (e.g. multiple covered buildings through one UBID), the reporting fee is calculated by multiplying \$100 by the number of buildings that are 35,000 ft<sup>2</sup> or larger on that campus.

Additional guidance on paying the fee is forthcoming.

# Third Party Verification Overview



- Required every 5 years starting in 2026; verifier must meet certain credentials
- A third party that is already benchmarking for a building owner can also be the verifier
- New construction needs to verify the first required benchmarking report (first full year of calendar data)

# Third Party Verification Credentials

Professional Engineer  
(PE) issued within the  
United States

Building Performance  
Institute - Multifamily  
Building Analyst  
(BPI - MFBA)

Licensed Architect issued  
within the United States

ASHRAE Building Energy  
Assessment Professional  
(BEAP)

ASHRAE Certified  
Decarbonization  
Professional (CDP)

AEE Certified Energy  
Manager (CEM) or  
Certified Energy Auditor  
(CEA)

Energy Management  
Professional (EMP)

LEED Accredited  
Professional Operations  
& Maintenance  
(AP O&M)



# Third Party Verification in ESPM

**Step 1:** Building owner gives verifier access to building in ESPM

**Step 2.** Verifier completes and sends *Data Verification Checklist* to building owner

**Step 3:** Verifier marks as verified ESPM property details tab



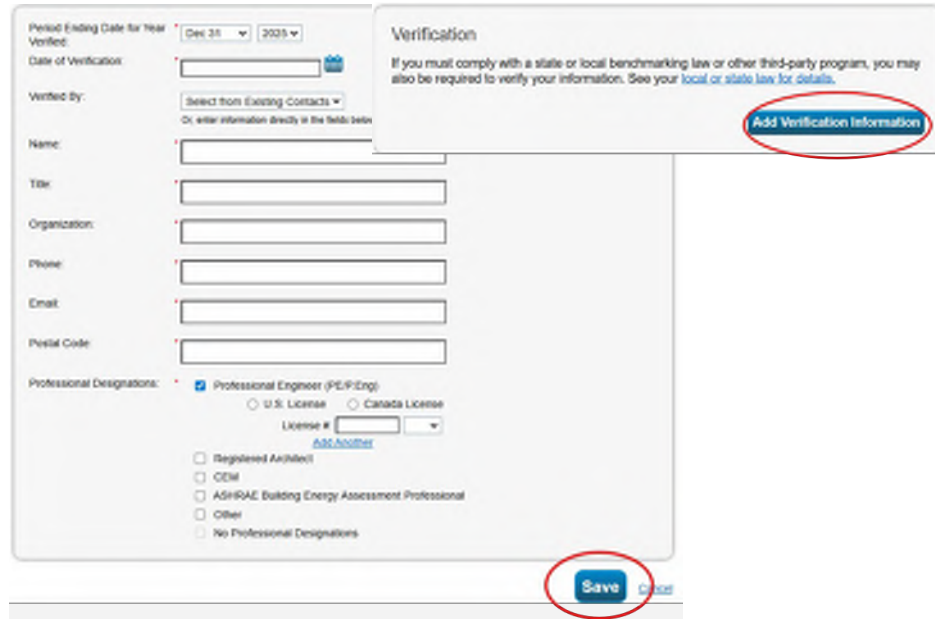
86

ENERGY STAR®  
Score<sup>1</sup>

## Sample Property

Primary Function: Office  
Gross Floor Area (ft<sup>2</sup>): 200,000  
Built: 1980

For Year Ending: 04/30/2013  
Date Generated: 06/28/2013



Period Ending Date for Year: Dec 31, 2013

Verified:

Date of Verification: [Field]

Written By: [Select from Existing Contacts] or enter information directly in the fields below

Name: [Field]

Title: [Field]

Organization: [Field]

Phone: [Field]

Email: [Field]

Postal Code: [Field]

Professional Designations:

- Professional Engineer (PE/P/Eng)
  - U.S. License  Canada License
  - License #: [Field]
  - [Add Another](#)
- Registered Architect
- CEIM
- ASHRAE Building Energy Assessment Professional
- Other
- No Professional Designations

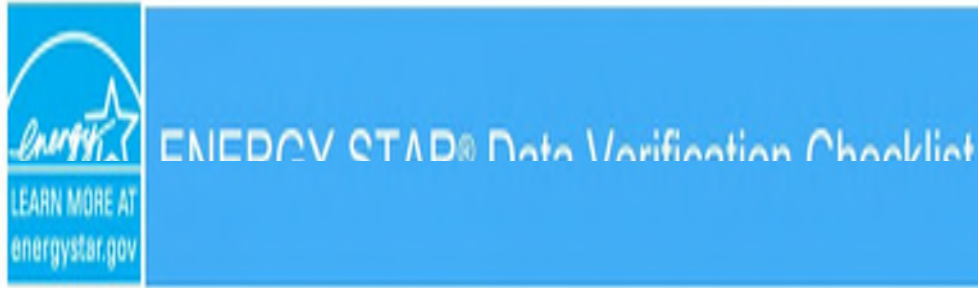
Verification

If you must comply with a state or local benchmarking law or other third-party program, you may also be required to verify your information. See your [local or state law for details](#).

[Add Verification Information](#)

[Save](#) [Cancel](#)

# Data Verification Checklist for MDE



✔ **Section 1.** Review of Whole Property Characteristics

✘ Skip Indoor Environmental Standards

✔ **Section 2.** Review of Property Use Details

ⓘ ESPM default values are not preferred but are OK to verify

✔ **Section 3.** Review of Energy Consumption

✔ **Section 4.** Signature & Stamp of Professional

✘ Put N/A in the site visit “Date” field if one was not completed

# Critical Information Gathering

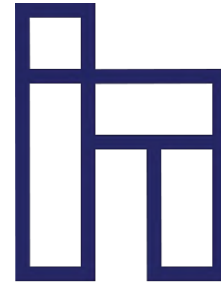
- Property use type or primary function
- Gross floor area & supporting documentation
- Annual occupancy & weekly operating hours
- Percent of building heating & cooled
- Parking area size & related energy use
- Accurate meter counts & consumption values
- On-site renewables



# Vendor Search Assistance



[Service and Product  
Provider Directory](#)




**Building  
Innovation  
Hub**

[Find-a-Vendor  
Portal](#)

# Third-party verification RFP

Downloadable resource.

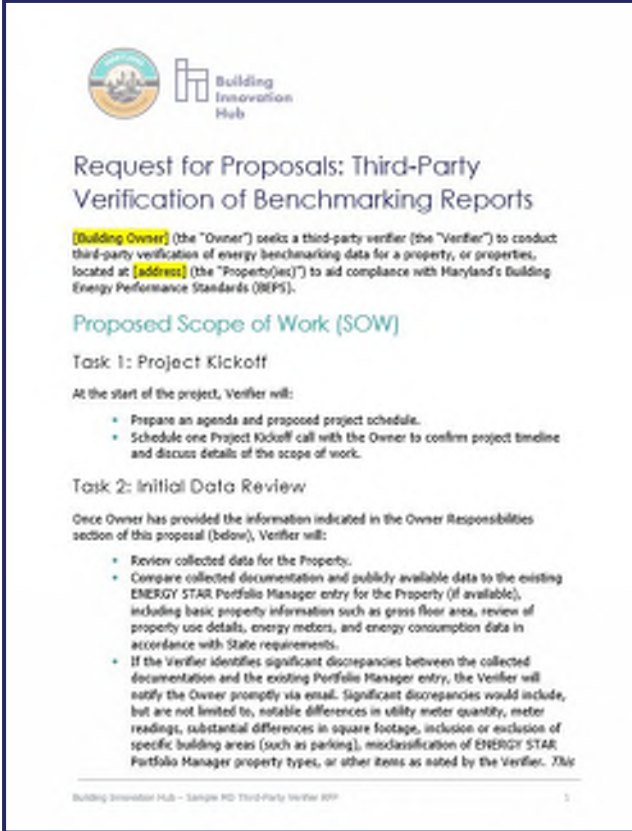
RFP template to help with hiring a third-party verifier.




Download this sample Third-Party Verification of Benchmarking Reports request for proposal (RFP) to help you hire a verifier and navigate data verification compliance.

Download the RFP

Download Addendum to Scope of Work



 Building Innovation Hub

## Request for Proposals: Third-Party Verification of Benchmarking Reports

**[Building Owner]** (the "Owner") seeks a third-party verifier (the "Verifier") to conduct third-party verification of energy benchmarking data for a property, or properties, located at **[address]** (the "Property(ies)") to aid compliance with Maryland's Building Energy Performance Standards (BEPS).

### Proposed Scope of Work (SOW)

#### Task 1: Project Kickoff

At the start of the project, Verifier will:

- Prepare an agenda and proposed project schedule.
- Schedule one Project Kickoff call with the Owner to confirm project timeline and discuss details of the scope of work.

#### Task 2: Initial Data Review

Once Owner has provided the information indicated in the Owner Responsibilities section of this proposal (below), Verifier will:

- Review collected data for the Property;
- Compare collected documentation and publicly available data to the existing ENERGY STAR Portfolio Manager entry for the Property (if available), including basic property information such as gross floor area, review of property use details, energy meters, and energy consumption data in accordance with State requirements;
- If the Verifier identifies significant discrepancies between the collected documentation and the existing Portfolio Manager entry, the Verifier will notify the Owner promptly via email. Significant discrepancies would include, but are not limited to, notable differences in utility meter quantity, meter readings, substantial differences in square footage, inclusion or exclusion of specific building areas (such as parking), misclassification of ENERGY STAR Portfolio Manager property types, or other items as noted by the Verifier. This

Building Innovation Hub – Sample RFP Third-Party Verifier RFP 3



# Other Key Tips

- Backup your ESPM data
- Mailings from third party companies
- Enhanced exclusions & special cases
- Request data from utility provider using established processes



# Suggested Timeline to June 1

## By March 15

Confirm 2025 data has been loaded into Portfolio Manager or request it from utility provider(s). Provider(s) have 30 days to complete requests

&

Identify a third party verifier

## By April 15

Self-review calendar year 2025 usage data for accuracy

&

Grant the selected third party verifier access to building in Portfolio Manager

## By May 31

Verifier completes the ENERGY STAR Data Verification Checklist and sends to the building owner for record retention

&

Verifier signs off on benchmarking report in Portfolio Manager

## By June 1

Ensure the building is shared with MDE in Portfolio Manager and includes verified 2025 data



# Where We're Going

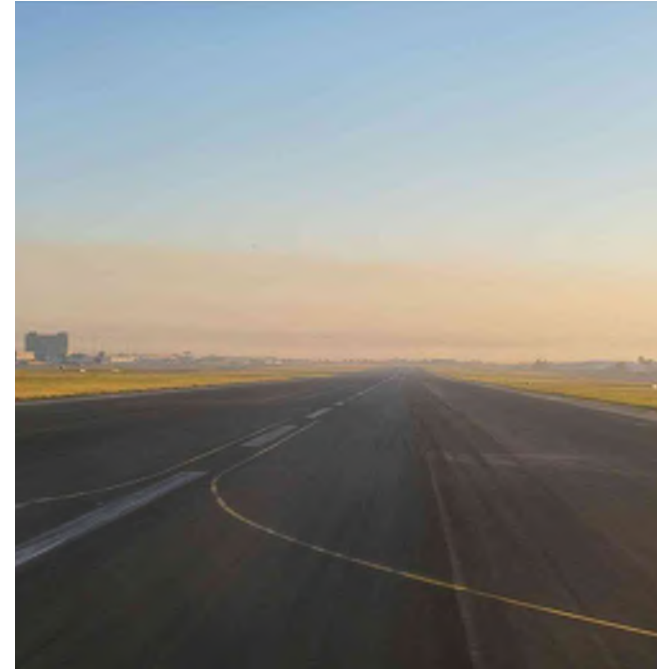
- Implementing House Bill (HB) 49 requirements
  - Including “reccomendations on how to consider... community colleges”
- Performance standards in 2030 and beyond
  - Net direct emissions - latest updates
  - Energy efficiency (site EUI) (intend to adopt in 2027)
- Sign up for general email list and public meetings
  - Stakeholder Advisory Group



# Performance Standards

Building owners have a long runway!

- Phased reduction of on-site “direct” emissions by type of building
  1. Interim Standard 1 (2030 - 2034) ↓
  2. Interim Standard 2 (2035 - 2039) ↓↓
  3. Final Standard Net-Zero (2040 +) ↓↓↓
- MDE intends to adopt an energy efficiency standard, called site energy use intensity (EUI) in 2027 – and recommends not installing inefficient electric equipment

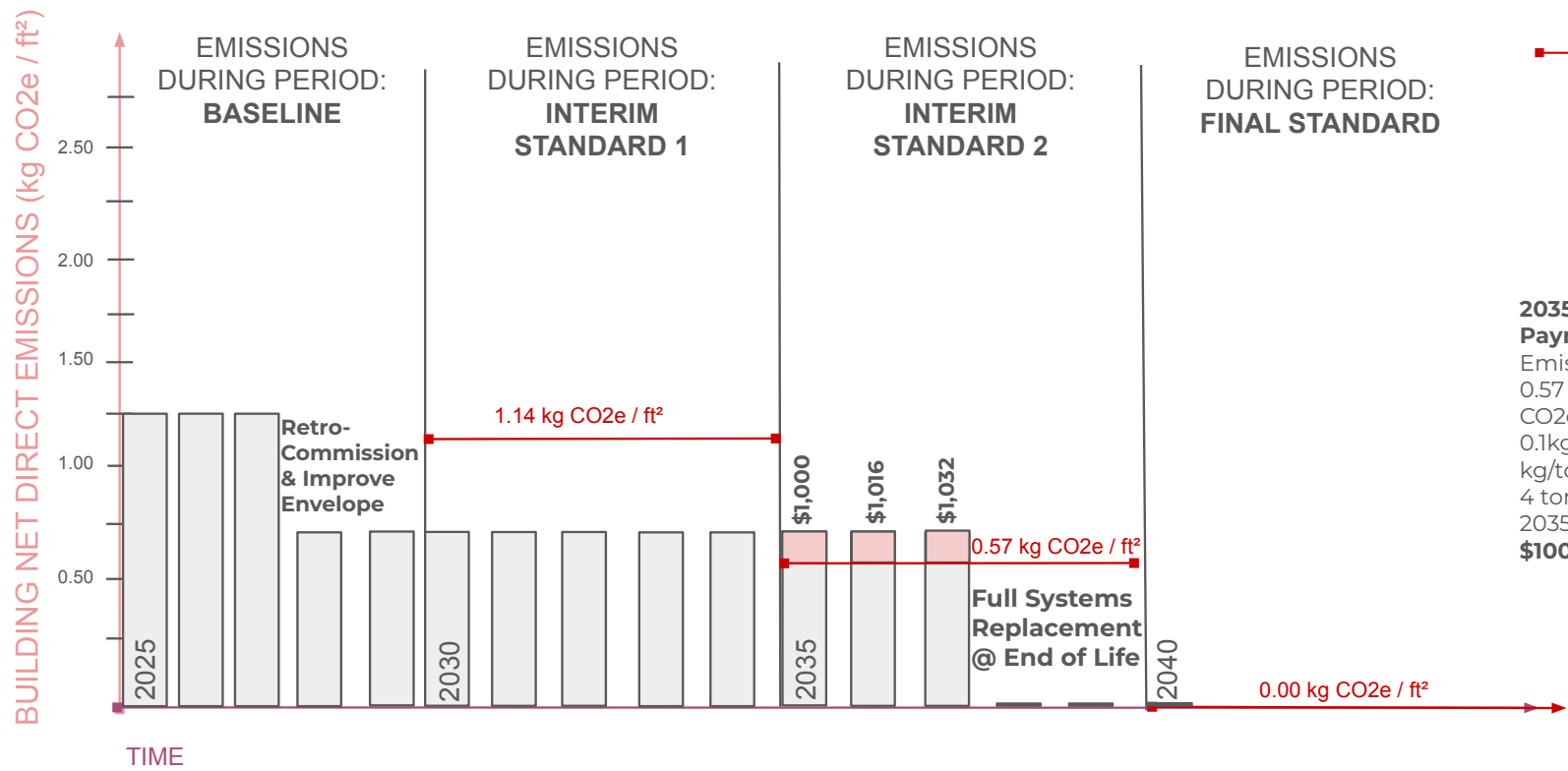


# Alternative Compliance Payments

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2040+
Annual Payment per metric ton of CO2E	\$230	\$234	\$238	\$242	\$246	\$250	\$254	\$258	\$262	\$266	\$270	\$4+

*All figures are in 2020 dollars and will be adjusted for inflation to that year*

# Example: Alternative Compliance



# Q&A / Stay Connected



## Building Energy Performance Standards



Connect with the Clean Buildings Hub for

- Incentives
- Resources
- Technical Assistance

Join the BEPS Stakeholder Advisory Group for

- Target Setting
- Alternative Compliance Payments
- Additional Flexibilities

# Backup Material



# HB49 Required Analysis

Potential cost/benefit analysis of BEPS policy options:

1. Net direct emissions standard only
2. Energy use intensity (EUI) standard only
3. Dual EUI and GHG standards

Which describes....

1. Program design considerations;
2. Greenhouse gas emissions reduction potential;
3. Direct emissions reduction potential;
4. Overall energy savings potential;
5. Peak energy savings potential;
6. Implementation costs to building owners and the Department;
7. Lifecycle costs of the building and equipment and cost-effectiveness for building owners; and
8. Program implementation cost and complexity

# Standard Setting: Emissions

## Climate Solutions Now Act Required Explicit Targets

1. **Interim Standard 1 (2030 - 2034):** Achieve a 20% reduction in net direct GHG emissions on or before January 1 2030 compared to 2025 levels of average buildings of similar construction
2. **Final Standard (2040 & Beyond):** All buildings must achieve net-zero direct GHG emissions on or before January 1, 2040

**Interim Standard 2 (2035 - 2039) calculated based off these 2 targets** Achieve a 60% reduction in net direct GHG emissions on or before January 1 2035 compared to 2025 levels of average buildings of similar construction



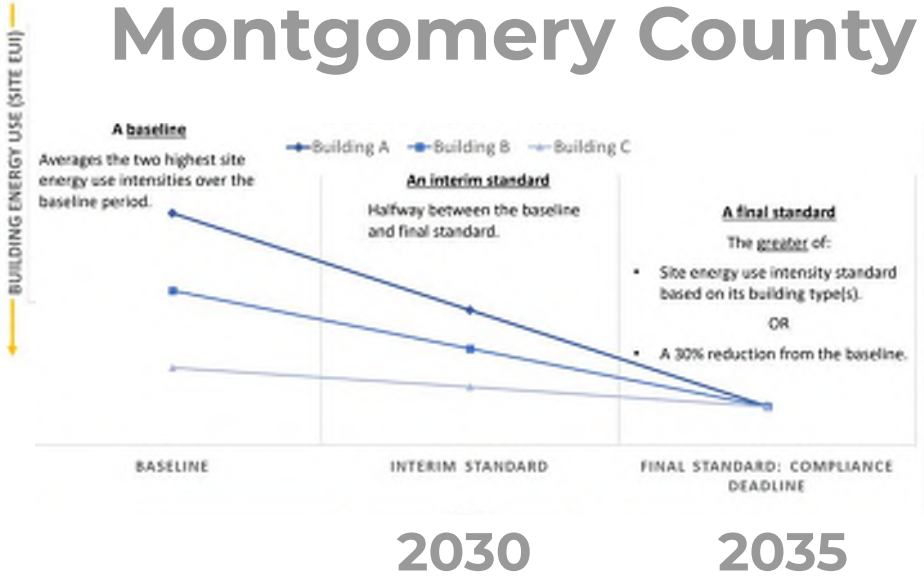
# Standard Setting

- The Baseline Benchmarking Report (submitted by June 1, 2026) will establish the baseline metrics for covered buildings to inform BEPS standards and compliance into the future
- **Emissions:** Based on this data MDE will determine if the interim emissions standards need to be modified; all buildings have a final standard of zero net direct emissions
- **Energy Use Intensity (EUI):** MDE intends to adopt in 2027, originally used a straight line approach

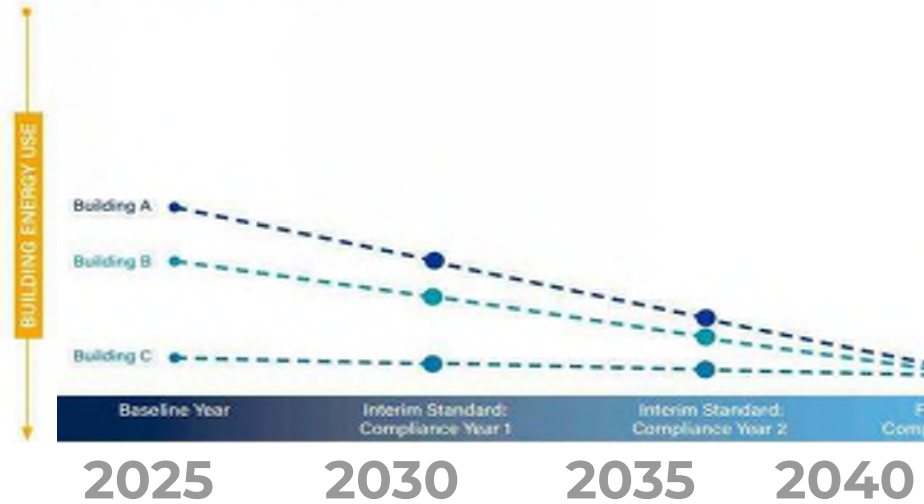


# EUI Standards

## Montgomery County

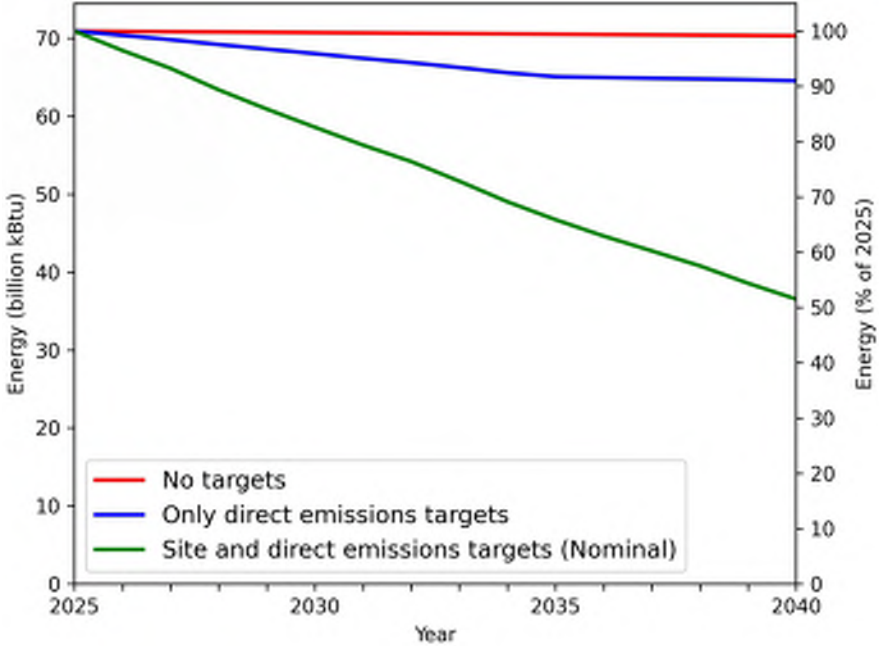


## State

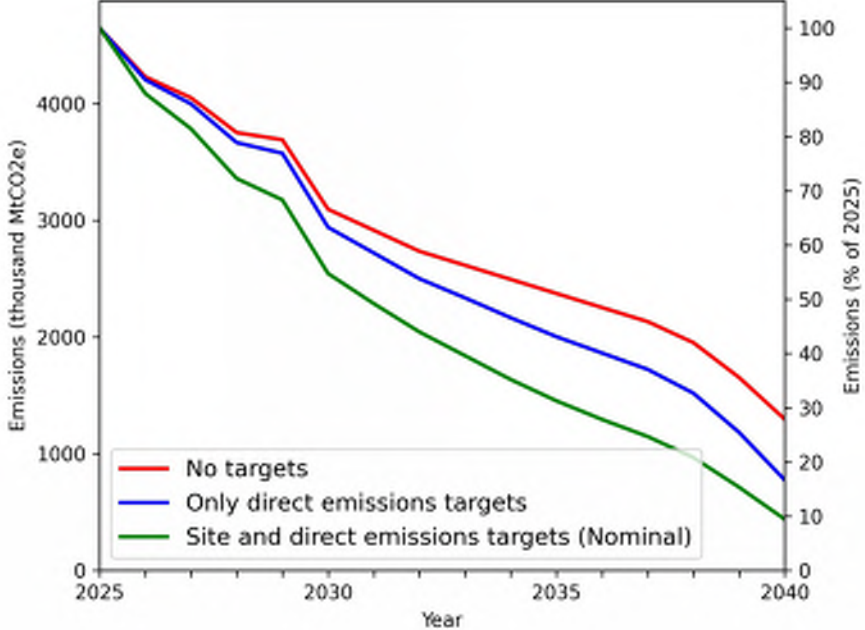


# Dual Standard Benefits

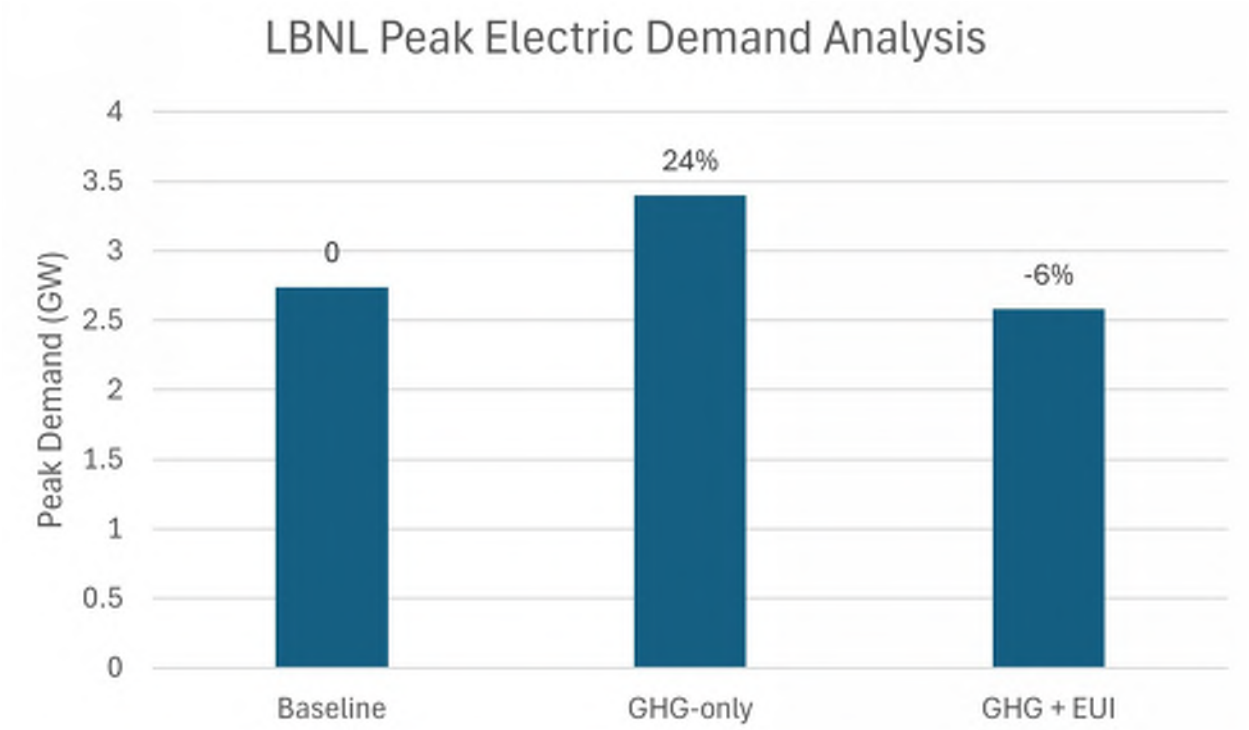
## Energy Use



## Emissions



# Dual Standard Benefits



# Dual Standard Benefits

LBNL Economic Analysis

