

MARYLAND BEPS

Quick Reference Guide

Building Energy Performance Standards

What Are Maryland BEPS?

Maryland’s Building Energy Performance Standards (BEPS) require owners of large commercial and multifamily buildings (35,000+ sq ft) to benchmark energy use annually via ENERGY STAR Portfolio Manager, have data verified by a credentialed third party, and reduce direct greenhouse gas emissions to net zero by 2040. Only onsite fossil fuel combustion counts — not grid electricity.

Covered Buildings

-  Commercial or multifamily, 35,000+ sq ft
-  State-owned buildings included
-  ~9,000 buildings statewide

Exempt Buildings

-  Individually designated historic properties
-  K-12 schools, manufacturing, agriculture
-  Federal government buildings

Three Jurisdictions, Three Programs

Your obligations depend on location. Buildings in Montgomery County follow the county program (waived from state BEPS starting Oct 1, 2025). Buildings in Prince George’s County follow the state program.

Maryland (Statewide)	Montgomery County	Prince George’s County
Threshold: 35,000+ sq ft Verification: Every 5 years Penalties: ACF + case-by-case enforcement	Threshold: 25,000+ sq ft Verification: Every 3 years Penalties: Up to \$500/day (\$182,500/yr)	Threshold: 35,000+ sq ft (state program) County program: Benchmarking only Penalties: Up to \$7,500 for non-compliance

What You Need to Do & When

When	Requirement
2025	First Benchmarking Report — Submit your building’s energy use to MDE by June 1 using ENERGY STAR Portfolio Manager. Requires utility data for all fuel types.
2026	⚠ Third-Party Verification — A credentialed verifier must independently confirm your CY2025 benchmarking data. Required every 5 years (state) or 3 years (Montgomery County). Deadline: June 1, 2026. \$100 annual reporting fee per building also begins.
Ongoing	Annual Benchmarking + Emissions Reporting — Report energy use and direct GHG emissions (natural gas, fuel oil, propane, diesel) to MDE each June 1. Grid electricity does not count.
2030	Interim Emissions Standards Begin — Property-type-specific limits take effect. Buildings exceeding their limit pay an Alternative Compliance Fee starting at \$230/metric ton of excess CO ₂ e (increasing \$4/ton each year, in 2020 dollars adjusted for inflation).
2035	Stricter Standards — Tighter emissions limits for 2035–2039. Buildings without electrification upgrades face significantly higher fees.
2040	Net Zero Direct Emissions — All covered buildings must achieve zero net direct emissions. Any remaining onsite fossil fuel use is subject to the full compliance fee.

If You Don't Meet the Targets?

Alternative Compliance Fee	Pay per metric ton of excess emissions annually. Compounds every year you delay — and targets get stricter over time.
Benchmarking Non-Compliance	Failure to submit annual reports triggers enforcement — from warning notices to escalating fines.
Financial Hardship Relief	Accommodations available for properties under tax liens, receiver control, or recent foreclosure. Must apply to MDE.
Compliance Plans	Submit an approved timeline to reach compliance, potentially deferring or reducing immediate penalties.

What This Looks Like in Practice

A 100,000 sq ft office building using natural gas for heating

Current emissions: **1.33 kg CO₂e/sq ft** | 2030 target: **0.22 kg CO₂e/sq ft**

This building is 6x over the limit — estimated fee: **\$25,000+/year** (rising annually until net zero)

How an Energy Audit Helps You Meet the Targets

An energy audit is the essential first step. Without one, you're guessing at costs and timelines.

What an Energy Audit Uncovers

- ☀ **Exactly where your emissions come from** — which systems (boilers, DHW, kitchen) contribute most to your direct emissions footprint
- ☀ **Your gap to compliance** — how far over the target you are today, and how that changes under 2030, 2035, and 2040 standards
- ☀ **The most cost-effective path to compliance** — prioritized recommendations for electrification, equipment upgrades, and envelope improvements ranked by ROI
- ☀ **Available rebates and incentives** — Maryland utility rebates, and state financing programs you can stack to offset costs
- ☀ **A phased upgrade timeline** — a realistic plan that aligns equipment replacements with natural end-of-life cycles so you avoid wasting capital

An audit pays for itself. The cost of an energy audit is a fraction of even one year's compliance fee — and it gives you the roadmap to eliminate those fees entirely.

Insight Energy Consulting

Your nationwide one-stop Partner for Energy, Emissions, and Building Performance Standards

Request Your Compliance Plan Now

Insight Energy Consulting handles the entire process — energy audits, benchmarking, third-party verification, emissions strategy, and submission for every Maryland jurisdiction.

Focus on running your building — we'll handle Maryland BEPS compliance

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