

Comparison of U.S. Commercial Building Energy Rating and Disclosure Policies

	Legislation				Building Type & Size Threshold			Disclosure				Rating System		Additional Elements	
	Jurisdiction	Short Name	Enacted	Effective	Gov't	Commercial	Multi family	Public Website	Gov't	Transaction	Tenants	Energy Star	Other	Utility Support	Audit/Improvement Requirement
Cities	Austin	Energy Conservation Audit & Disclosure (ECAD) Ordinance	Nov 2008	June 2011	✓	10K SF+	Audits	-	✓	Buyers	-	✓	ACLARA	-	Audits & mandatory upgrades for multifamily buildings
	District of Columbia	Clean and Affordable Energy Act of 2008	July 2008	2010 -2014	10K SF+	50K SF+	50K SF+	✓	✓	-	-	✓	Energy Star Target Finder	-	-
	New York City	LL No. 476-A	Dec 2009	2010 - 2013	10K SF+	50K SF+	50K SF+	✓	✓	-	-	✓	-	-	ASHRAE level II audits & RCx, public building audits & upgrades
	San Francisco	Existing Commercial Buildings Energy Performance Ord.	Feb 2011	2011 - 2013	10K SF+	10K SF+	-	✓	✓	†Buyers, Lessees, Lenders	✓	✓	-	†	ASHRAE level I or II audits every 5 years
	Seattle	CB 116731	Jan 2010	2011 - 2013	10k SF+	10K SF+	5+ units	-	✓	†Buyers, Lessees, Lenders	✓	✓	-	✓	-
States	California	AB 1103	Oct 2007	2012 - 2014	†	5K SF+	-	-	✓	Buyers, Lessees, Lenders	-	✓	-	✓	Mandatory upgrades to be developed under AB 758
	Washington State	Efficiency First SB 5854	May 2009	2011 - 2013	10K SF+	10K SF+	-	-	-	Buyers, Lessees, Lenders	-	✓	-	✓	Audits for public buildings with low ratings
Under Consideration	Massachusetts	Building Energy Asset Labeling Program	-	-	10K SF+	10K SF+	10K SF+	TBD	-	-	-	TBD	Asset & Operational	-	ASHRAE level II audits and modeling
	Portland, OR	High Performance Green Building Policy	-	-	-	20K SF+	20K SF+	-	✓	-	-	✓	-	-	Mandatory upgrades for blds w/ scores <30

† Required by previous action

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