



MASSACHUSETTS
**DEPARTMENT OF
ENERGY RESOURCES**

Large Building Energy Reporting

**An Overview for the New England Association of
Energy Engineers Annual Energy Outlook.**

January 7, 2026

Presented by

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Agenda

Overview of the Large Building Energy Reporting (LBER) Regulations

Reviewing the Covered Buildings List

What to do if you manage a Covered Building

Results from the first reporting year

How to ask questions and get support

Audience Q&A

Our Mission

The Department of Energy Resources' (DOER) mission is to create a clean, affordable, resilient, and equitable energy future for all in the Commonwealth.

- **Who We Are:** As the State Energy Office, DOER is the primary energy policy agency for the Commonwealth. DOER supports the Commonwealth's clean energy goals as part of a comprehensive Administration-wide response to the threat of climate change. DOER focuses on transitioning our energy supply to lower emissions and costs, reducing and shaping energy demand, and improving our energy system infrastructure.
- **What We Do:** To meet our objectives, DOER connects and collaborates with energy stakeholders to develop effective policy. DOER implements this policy through planning, regulation, and providing funding. DOER provides tools to individuals, organizations, and communities to support their clean energy goals. DOER is committed to transparency and education, supporting the accessible access to energy information and knowledge.



What is Large Building Energy Reporting?

In 2022, the MA Legislature passed a law requiring:

- The public reporting of energy use of buildings with a Gross Floor Area of 20,000 square feet or greater.
- Electric, gas, and steam utilities to provide the usage information they have on these buildings.
- Owners to provide the usage information not provided by a utility.
- DOER to post the energy usage.
- That Boston and Cambridge can continue implementing BERDO and BEUDO as planned.
- See also: [St. 2022, c. 179, § 41](#) codified as [G.L. c. 25A, § 20](#).



Why Large Building Energy Reporting?

The real estate market cannot value the energy performance of buildings without reliable and standardized energy performance information. Benchmarking and disclosure policies empower tenants, investors, lenders, and building managers with the ability to compare the energy efficiency of buildings and make informed decisions when they lease, buy, finance, or manage commercial space.

Many building owners and managers already benchmark to compare their properties with the rest of the market. – [ICLEI & IMT Commercial Energy Policy Toolkit Fact Sheet for Local Governments](#)

Creating a statewide standard process for building energy reporting also prevents local municipalities from having to establish their own reporting requirements if they implement municipal performance standards.



LBER Regulation

225 CMR 27.00 went into effect at the end of February 2025

It sets forth:

- How LBER will be implemented
- More clarity on compliance deadlines
- How buildings that are subject to BERDO (Boston) and BEUDO (Cambridge) comply
- Commits to 21-day public input processes for Guidelines to determine additional details



Reporting Process & Timeline

Covered Buildings

- The Covered Buildings List will be published online annually at the end of March.
- Building owners are notified by mail or email of their inclusion on the Covered Buildings List.
- Building owners can request updates or changes to their building data (E.G. street address, size, owner name) online throughout the year.
- Annually by May 31st – utility companies will provide energy usage data for covered buildings to DOER.
- Annually on June 30th – any energy usage not delivered by a gas, electric, or steam utility must be reported by Owners.

Other Important Dates

- DOER publication of usage data: Annually by October 31st
- 2024 data has been published [here](#).



The Covered Buildings List

What it is:

- A listing of all buildings in the Commonwealth covered by the regulation
- Initially, over 35,000 buildings were listed

What it contains:

- Building Address
- Building Gross Floor Area
- Owner of Record
- Unique Building Identifier (UBID)
 - *Example UBID: 849VQGGV+V42-15-14-15-14*

Where can I find it?

- <https://www.mass.gov/info-details/large-building-energy-reporting-lber-covered-buildings-list>

Final Covered Buildings List (CBL)

The buildings on this list were sent to the utility companies for reporting. Owners can still claim buildings on the list and dispute inclusion of buildings on the list. If a building is successfully removed from this year's list, DOER will still receive its usage but may not publish its data in October.

50 entries per page Search:

Exempt in 2025?	UBID	Address Line 1	City	GFA	Owner	BERDO ID	BEUDO ID
	87JCGVF3+56G-6-8-5-7	323 NEW BOSTON ST	WOBURN	121,130	NEW BOSTON STREET ASSOCIATES		
	87JCGV95+3GV-14-13-15-13	41 ATLANTIC AVE	WOBURN	30,401	ATLANTIC OLIVER 41 ATLANTIC AVENUE LLC		
	87JCGR7P+8R2-15-16-13-13	980 1/2 MAIN ST	WOBURN	76,861	WOBURN CITY OF		
	87JCGV96+76Q-11-14-12-14	130 COMMERCE WAY	WOBURN	29,227	GANGLANI PROPERTIES, LLC		
	87JCGV86+V9V-24-20-25-22	120 COMMERCE WAY	WOBURN	341,593	120 COMMERCE APARTMENTS LLC		

Is a building I work with on the Covered Buildings List?

Three Ways to Find Out:

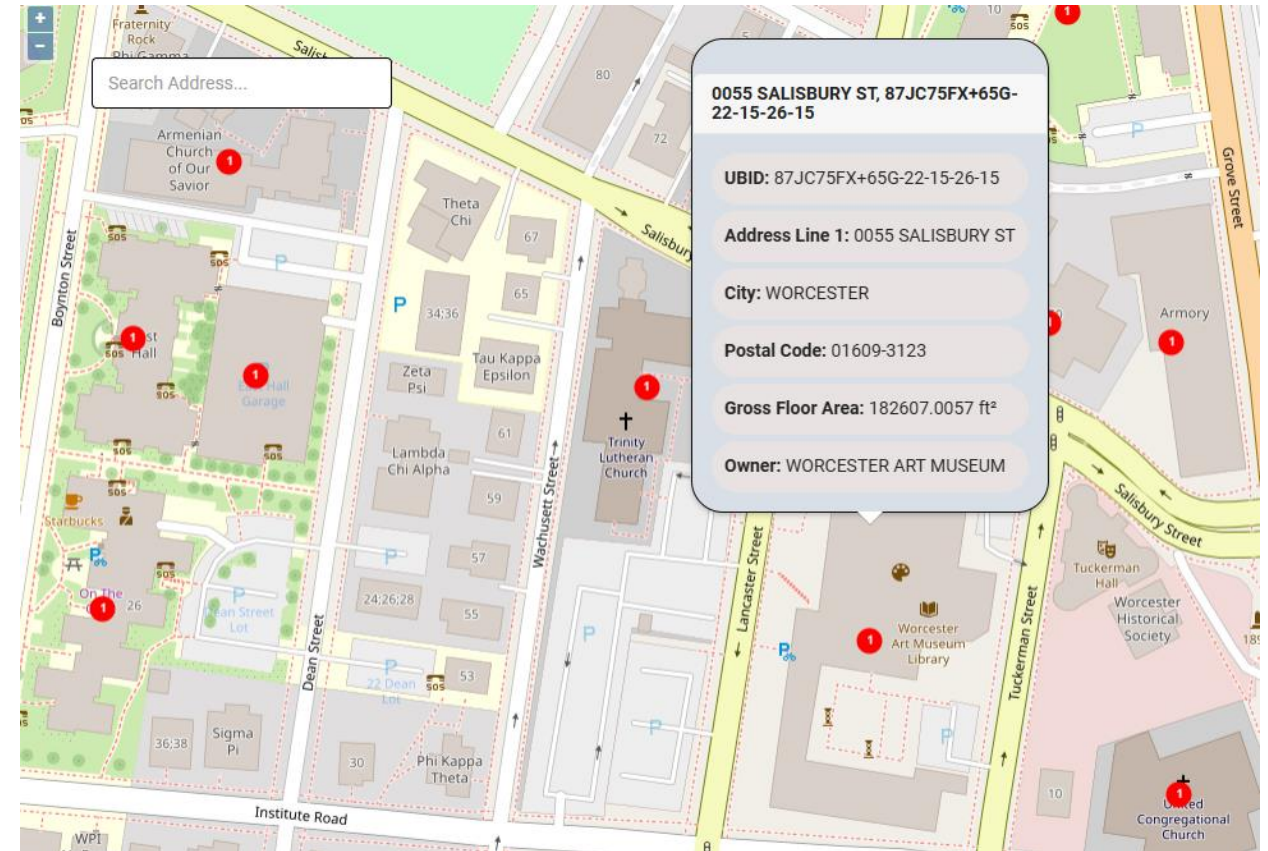
1. Check the Covered Buildings List online
2. Search the interactive map
3. Building owner notifications

My building is over 20K SF, but it's not listed...

- Now is the time to add your building to the program for the next reporting cycle!
- Complete a [Covered Buildings List Addition Form](#) to add your building

A building I manage is listed, but it shouldn't be...

- Maybe your building has a GFA less than 20K SF, maybe it was demolished before the current reporting cycle started, let us know!
- Complete a [Dispute Form](#) and we will review and potentially remove the building from the program.



Are there any exemptions?

Buildings are considered exempt from reporting requirements for the following reasons:

- The Building was vacant for a full calendar year;
- The Building was demolished during the previous calendar year;
- The Building was vacant for more than 50% of the year due to natural causes, including but not limited to fire, flood, and wind damage;
- The Building Owner has filed or been dissolved in bankruptcy;
- Other unique or unforeseen circumstances that warrant an exclusion as determined by DOER from the Building Energy Reporting Requirements.

How do I request an exemption?

- Submit full supporting documentation (documentation types listed on form)
- Submit by March 15th for changes to be in effect for the final Covered Buildings List

Best practices

- Submit full supporting documentation (documentation types listed on form)
- Submit by March 15th for changes to be in effect for the final Covered Buildings List

The screenshot displays the BEAM Helpdesk Dashboard. The left sidebar contains navigation options: All Tickets, Saved Searches, New Ticket (circled in red), Reports, Knowledge base, Settings, and BEAM. The main content area shows a list of forms: General Inquiry, Claim My Building Form, Reporting Method Form, Extension Request Form, Campus Designation Form, Covered Buildings List Addition Form, Dispute Inclusion in Covered Buildings List Form, Exemption Request Form (circled in red), and General Inquiry (Phone Inquiries Only). The Exemption Request Form is expanded, showing the following text:

Exemption Request Form [Edit](#)

Please note that the 2025 reporting season is now over, as the June 30, 2025 deadline has passed. The next reporting deadline will be June 30, 2026. Now that the reporting season and Helpdesk have closed, your request will be processed for the 2026 reporting year. Thank you!

Who can use this form? Building owners/building managers and authorized third-party support
Deadline: March 15th

Please use this form to submit an exemption request for your building(s). You will need to state which exemption criteria the building meets and provide applicable documentation supporting the request. [Click here](#) for more information on exemptions.

Reasons for building exemptions from reporting requirements are detailed below:

1. the Building was vacant for a full calendar year;
2. the Building was demolished during the previous calendar year;
3. the Building was vacant for more than 50% of the year due to natural causes, including but not limited to fire, flood, and wind damage;
4. the Building Owner has filed or been dissolved in bankruptcy;
5. other unique or unforeseen circumstances that warrant an exclusion as determined by the Department from the Building Energy Reporting Requirements.

You may also receive an exemption for energy usage from an unresponsive lessee. You will not be penalized for failing to report lessee energy use information if:

- You sent a written request for energy use information to the lessee no later than April 30, 2025,
- You did not receive a response by June 25, 2025, AND
- You provide documented evidence of the request by June 30, 2025

If you are requesting an exemption because your building is under the 20,000 square foot threshold, please fill out a [Dispute Inclusion in Covered Buildings List Form](#) instead of submitting an exemption request.

Submitter Name

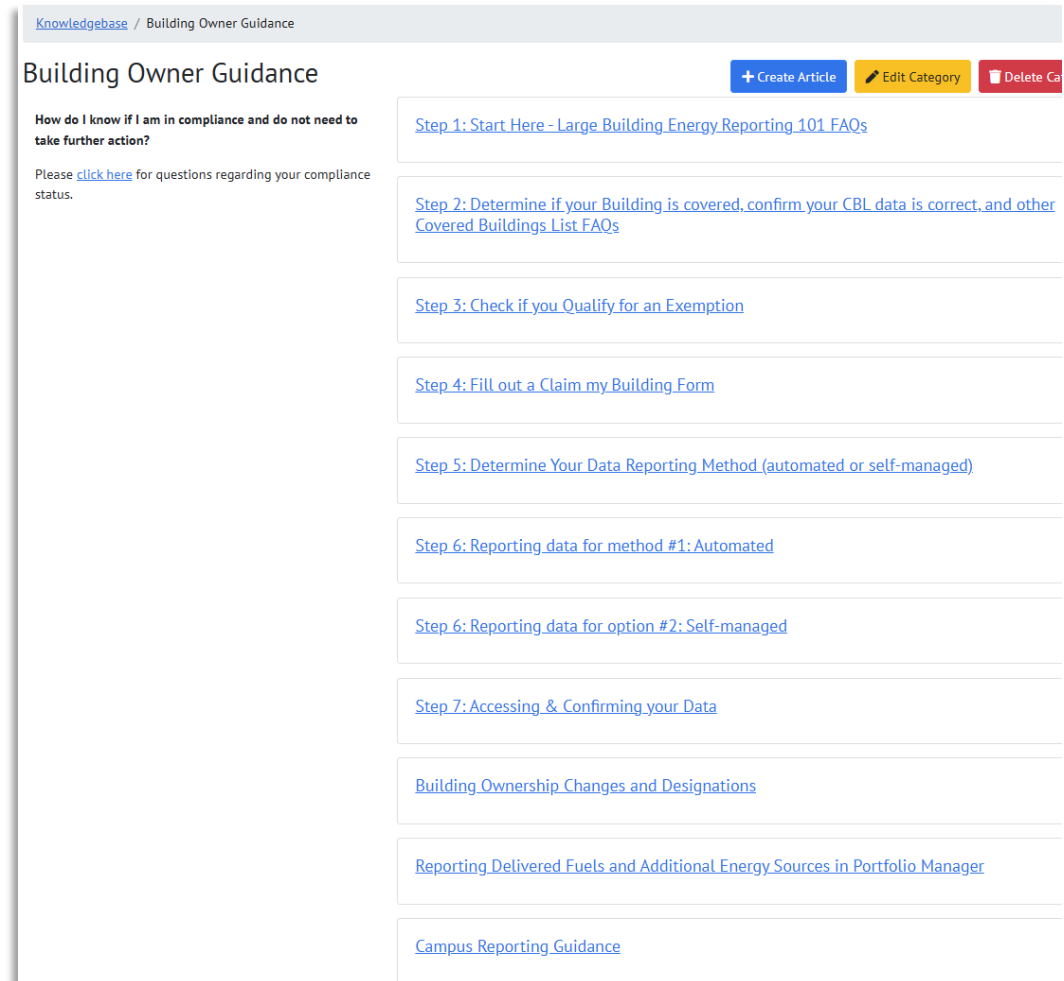
My building is covered... now what?

Action items for building managers

1. Claim your building(s)
2. Designate a reporting method
3. Update ENERGY STAR Portfolio Manager (if needed)

Best practices

- Verify LBER has accurate building GFA
- Verify LBER has an accurate street address
- Read the Building Owner Guidance on the Knowledgebase for detailed step-by-steps on all of the above



The screenshot shows a web page titled "Building Owner Guidance" from a Knowledgebase. At the top, there are navigation links for "Knowledgebase / Building Owner Guidance" and three buttons: "+ Create Article", "Edit Category", and "Delete Ca". The main content area is titled "Building Owner Guidance" and includes a sub-header "How do I know if I am in compliance and do not need to take further action?" followed by a link "Please click here for questions regarding your compliance status." Below this, there is a list of seven steps, each with a blue hyperlink: "Step 1: Start Here - Large Building Energy Reporting 101 FAQs", "Step 2: Determine if your Building is covered, confirm your CBL data is correct, and other Covered Buildings List FAQs", "Step 3: Check if you Qualify for an Exemption", "Step 4: Fill out a Claim my Building Form", "Step 5: Determine Your Data Reporting Method (automated or self-managed)", "Step 6: Reporting data for method #1: Automated", and "Step 6: Reporting data for option #2: Self-managed". At the bottom of the list are two more links: "Building Ownership Changes and Designations" and "Reporting Delivered Fuels and Additional Energy Sources in Portfolio Manager". A final link "Campus Reporting Guidance" is located at the very bottom of the page.

Claim Your Building

What does this mean?

- Designate a point of contact for the building.
- Provide an email for paperless communications.
- Submit documentation verifying your relationship as a third-party reporting manager, if applicable.

How do I do this?

- Complete the online [Claim My Building Form](#).
- Spreadsheet uploads are permitted for claiming buildings in bulk.

Best practices

- Fill out ASAP to get important updates
- You can re-submit as many times as necessary if the point of contact changes or if corrections are needed

An official website of the Commonwealth of Massachusetts Here's how you know

Large Building Energy Reporting Knowledgebase Search... Go Massachusetts Department

Tickets / Create Ticket

Helpdesk Dashboard

All Tickets

Saved Searches

New Ticket

Reports

Knowledge base

Settings

BEAM

General Inquiry

Claim My Building Form

Reporting Method Form

Extension Request Form

Campus Designation Form

Claim My Building Form [Edit](#)

Please note that the 2025 reporting season is now over, as the June 30, 2025 deadline has passed. The next reporting deadline will be June 30, 2026. Now that the reporting season and Helpdesk have closed, your request will be processed for the 2026 reporting year. Thank you!

Please use this form to provide accurate contact information for your covered building. If you do not know your building's UBID, please refer to our [Covered Building List Knowledgebase page](#). If you believe your building is covered, but is not listed on the covered buildings list with a UBID, please fill out [this form](#).

By claiming a building you consent to receiving notifications regarding DOER's Large Building Energy Reporting to the e-mail address or addresses provided.

UBID

To find your UBID, please visit our [Covered Building List Knowledgebase page](#)
If you'd like to claim multiple buildings at once and they all have the same associated contact information, you may list multiple UBIDs here through clicking the blue "add" button.

Designate Your Reporting Method

What does this mean?

- Use the [Reporting Method Form](#) to indicate whether your building will be using the Automated Reporting Method or Self-Managed Reporting Method
- Spreadsheet uploads are permitted for claiming buildings in bulk.

Automated Reporting Method

- The process of the utility company providing a Building's Energy Usage data directly to DOER.
- This is the default process for each Building covered by LBER if the Building Owner does not otherwise elect to self-report Energy Usage data.
- Not available if a building needs to report delivered fuel usage or has on-site energy generation.

Self-Managed Reporting Method

- When a Building Owner, Designated Building Owner, or Reporting Entity enters Energy Usage data directly into ENERGY STAR Portfolio Manager and shares that data with DOER.
- Delivered fuels and on-site generation must be self-reported under LBER.

The screenshot displays the 'Large Building Energy Reporting Knowledgebase' interface. The top navigation bar includes a search bar and the text 'Massachusetts Department of Energy Resources'. The main content area is titled 'Tickets / Create Ticket'. On the left, a sidebar menu contains several options: 'Helpdesk Dashboard', 'All Tickets', 'Saved Searches', 'New Ticket' (circled in red), 'Reports', 'Knowledge base', 'Settings', and 'BEAM'. The 'Reporting Method Form' option in the sidebar is also circled in red. The main content area shows the 'Reporting Method Form' with an 'Edit' button. The form contains a notice: 'Please note that the 2025 reporting season is now over, as the June 30, 2025 deadline has passed. The next reporting deadline will be June 30, 2026. Now that the reporting season and Helpdesk have closed, your request will be processed for the 2026 reporting year. Thank you!'. Below the notice, it states: 'Who can use this form: building owners/building managers and authorized third-party support'. The form also includes instructions: 'Please use this form to designate your reporting method, and provide your Portfolio Manager username and Property ID. For detailed guidance to help you complete this form, please visit [this Knowledgebase page](#).' and a reference to a demo video: 'Please refer to [this demo video](#) to walk you through answering the questions on this form'. The form has input fields for 'Submitter Name*' and 'Submitter Email*'. The 'New Ticket' and 'Reporting Method Form' options in the sidebar are circled in red.

Working with BERDO and BEUDO

The Unique Process for Boston and Cambridge Buildings:

- Buildings reporting under BERDO or BEUDO will not additionally report under DOER's Large Building Energy Reporting.
- Boston and Cambridge will share data on behalf of building owners with DOER to satisfy LBER reporting requirements.
- A small number of Boston and Cambridge buildings that do not report under BERDO or BEUDO will be covered by LBER.



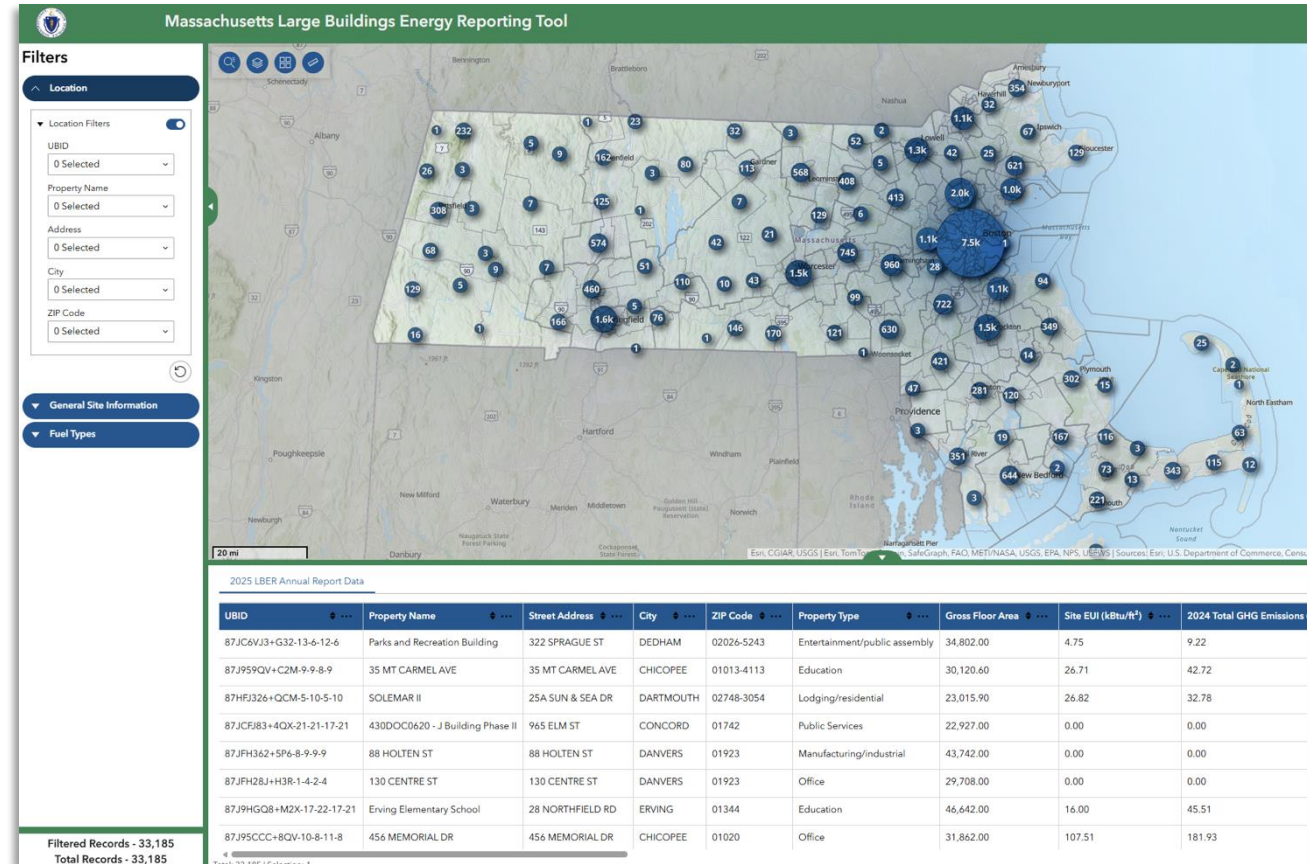
First Year Results

What data did we get for 2024?

- 33,626 buildings were identified for inclusion on the Covered Buildings List
- Owners claimed 13,174 buildings
- LBER received full or partial data for 14,480 buildings

Where can I view the 2024 data?

- View the data on the [Large Building Energy Reporting Results](#) page.
- Data is in a searchable map and be exported as a spreadsheet for study by stakeholders.



How to Get Help

Knowledgebase

- Your one-stop-shop with all the information, resources, and tools you need to understand and comply.
- Includes step-by-step written walk-throughs, video walk-throughs, and recordings of past webinars.
- <https://ma.beam-portal.org/helpdesk/kb/>

Helpdesk

- General Inquiries
- Claim your building
- Designate your reporting method
- Make changes to your building's information
- Request a call back

Reach DOER directly

- Email doer.ber@mass.gov

The screenshot shows the 'Large Building Energy Reporting Knowledgebase' website. The header includes the text 'An official website of the Commonwealth of Massachusetts' and 'Here's how you know'. The main navigation bar is dark blue with the title 'Large Building Energy Reporting Knowledgebase'. A search bar is visible on the right. A left sidebar contains navigation icons for 'Helpdesk Dashboard', 'Tickets', 'Saved Searches', 'New Ticket', 'Reports', 'Knowledgebase', 'Settings', and 'BEAM'. The main content area is titled 'Knowledgebase / Overview' and 'Knowledgebase'. Below the title, a message states: 'We have listed a number of Knowledgebase articles for your perusal in the following categories. Please check to see if any of these articles address your problem prior to opening a support ticket.' There are four main content boxes: 1. 'Announcements and Upcoming Events' with a note about the 2025 reporting season deadline (June 30, 2025) having passed and the next deadline being June 30, 2026. It includes a 'View articles' button. 2. 'Start Here' with a message for new users and a 'View articles' button. 3. 'Building Owner Guidance' with a message about a comprehensive step-by-step guide and a 'View articles' button. 4. 'Resources & Tools' with a message about DOER's resources and a 'View articles' button.

Links and Additional Resources

- [LBER Homepage](#)
- [Final Regulations](#)
- [Enabling Statute \(M.G.L ch. 25A, §20\)](#)
- [LBER Knowledgebase](#)
- [Covered Buildings List](#)
- [Interactive Property Map](#)
- [Claim My Building Form](#)
- [Reporting Method Form](#)
- [General Inquiry Form](#)
- [Phone Call Request Form](#)
- [2024 Results](#)
- [Mass Save Energy Efficiency Incentives for Commercial and Industrial Customers](#)
- [Mass Save Energy Efficiency Technical Services for Commercial and Industrial Customers](#)
- [Mass Save Energy Efficiency Incentives for Multifamily Buildings](#)
- [Mass Save Energy Efficiency Resources for Small Businesses](#)
- [Massachusetts Clean Energy Center Programs](#)



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Thank You!