



September 29, 2025

Dear Cambridge Property Owner,

Thank you for all you do for our community. You are receiving this letter because our records show you own one or more properties that are subject to new greenhouse gas emissions requirements under the Building Energy Use Disclosure Ordinance (BEUDO). The large buildings covered by BEUDO are responsible for about half of all carbon emissions in our community, so your efforts are really making a difference.

Owners of Non-Residential Properties covered by BEUDO need to complete two actions by December 31, 2025. We're here with technical support to help you comply.

Which Properties Are Subject to BEUDO Requirements?

As a reminder, BEUDO applies to parcels of land referred to as Covered Properties. Each Non-Residential Covered Property is required to reduce its greenhouse gas emissions over time, measured against baseline emissions. Your Covered Property(ies) are listed on the following page, and you can verify this information using our *BEUDO Covered Properties Tool* at: camb.ma/BEUDOtool.

BEUDO requirements differ based on the size of the Covered Property.

Properties greater than or equal to 100,000 Covered Square Feet used for Non-Residential Purposes:

- Starting in 2026, must demonstrate a 20% reduction from their baseline emissions
- Must reduce emissions to Net Zero by 2035

Properties between 25,000 and 99,999 Covered Square Feet used for Non-Residential Purposes:

- Starting in 2026, must ensure emissions do not exceed their baseline
- Reduction requirements begin in 2030
- Must reduce emissions to Net Zero by 2050

Owners of Residential Properties must continue to submit benchmarking data, but are not required to reduce emissions under BEUDO.

What Needs to be Completed by December 31, 2025?

1. Review and confirm the use, size, and configuration of your Covered Property:
 - For Covered Properties that contain multiple buildings, BEUDO allows you to group the buildings for reporting in different ways.
 - BEUDO allows you to omit residential space from emissions requirements for multi-use buildings.
 - All Owners must complete the Property Configuration Form. See the enclosed 2025 BEUDO Checklist for instructions and links to guidance.
2. Review and choose the baseline that works best for your Covered Property:
 - The baseline is the starting point from which to measure decarbonization improvements over time.
 - For buildings operating before 2018, the Default Baseline is defined as emissions averaged from 2018-2019. Owners can choose to use an Alternative Baseline, based on any two consecutive calendar years between 2010 and 2018, provided complete and verifiable data are available.
 - For newer buildings, emissions averaged from the first two full years of occupancy compose the baseline.
 - If you choose an Alternative Baseline, the Baseline Selection Form must be completed. See enclosed 2025 BEUDO Checklist for instructions and links to guidance.

For more information and to view all guidance, visit camb.ma/BEUDO.

Sign up for the latest BEUDO news and resources at camb.ma/BEUDOUupdates.

Thank you for your contributions to phasing out fossil fuels in Cambridge.



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