

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
DEPARTMENT OF ENERGY RESOURCES

**LARGE BUILDING ENERGY REPORTING PROGRAM
(225 CMR 27.00)**

Draft issued for public comment: March 31, 2025

The Massachusetts Department of Energy Resources' (DOER) request for public comment on exemptions to the Large Building Energy Reporting (LBER) program rules, pursuant to 225 CMR 27.05.

Currently, the following building types are exempt from having to report their energy usage under the LBER policy:

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 environmental causes, including but not limited to fire, flood, and wind damage;
4. the Building Owner has filed or been dissolved in bankruptcy, assuming that the Building Owner's interest in the building has changed;
5. other unique or unforeseen circumstances that warrant an exclusion from the Building Energy Reporting Requirements as determined by the Department.

DOER seeks public feedback on other situations that warrant an exemption of a building over 20,000 square feet from the LBER requirements. For example, situations that could warrant an exemption could be when a building has no energy to report or a structure over 20,000 square feet does not meet the following definition of building:

Building. An energy consuming structure located within a Parcel or a single, continuous energy-consuming structure that spans multiple Parcels.

Please identify other situations that DOER should consider for exemption from LBER requirements directing utility reporting of energy use or an owner's reporting of energy use not provided by the utility?

Please submit any feedback to DOER by April 23rd at 5pm EDT. You can submit feedback via email to DOER.BER@mass.gov with the subject line “**Building Exemptions Feedback**” or via mail to Massachusetts Department of Energy Resources c/o LBER, 100 Cambridge St. 9th Floor, Boston, MA, 02114. Please be advised that there may be delays in receiving written comments via the mail.