

BEUDO Requirements for the Business/Institutional Community

From our April 2022 Communication (appended)

- 1) Allow verified global carbon credits to offset 100% of emissions through 2035, 50% through 2050, and 0% after that.
- 2) Allow the application of RECs to on-site generated energy with lower carbon intensity than the ISO-NE grid.
- 3) Allow the use of alternative compliance plans that can be approved by a designated body to acknowledge the differences among property owners' portfolios and ensure that the ordinance's goals are being met.

Additional Requirements:

- 4) Due to the unique nature of healthcare institutions delivering direct patient care, and like Boston's practice, create a special exemption for healthcare facilities including hospitals, skilled nursing facilities, and university healthcare facilities with a 2050 phased-in goal.
- 5) Create a special exemption for small/mid-sized commercial buildings (under 50,000 SF) which are not part of a larger campus. These buildings will be required to eliminate GHG emissions by 2050 by using an individual 2018-2019 baseline. Small and mid-sized commercial property owners will be at a distinct disadvantage in securing the technical expertise to retrofit their properties.
- 6) Fees shall be collected only for non-compliance. Fees shall not be collected for circumstances related to a lack of green energy alternatives (including grid capacity), deferred projects, or for cost differences between credits and penalties.
- 7) Create a designated body to manage and oversee BEUDO, including the collection of fees, disbursement of funds towards verifiable local projects, verification of alternative compliance plans, monitoring and reporting, and the provision of technical assistance to property owners.
- 8) The business/community shall participate in the development of specific language for the BEUDO amendment.