

	Modified 2035 Proposal		Original 2050 Proposal	
	Residential	Commercial	Residential	Commercial
Threshold	50+ unit rental properties	25,000 - 100,000sf 50k sf	over 100,000sf 50,000sf	>50 units / >25,000sf
Reduction Trajectory (% below baseline)	2026: 0% 2030: 20% 2035: 40% 2040: 60% 2045: 80% 2050: 100%	2026: 0% 50k sf 2030: 40% 2035: 60% 2040: 80% 2045: 90% 2050: 100%	2026: 20% 2030: 60% 2035: 100%	2025: 20% 2030: 40% 2035: 60% 2040: 80% 2045: 90% 2050: 100%
Offsets	Not offered	Allowed for use against on-site fossil fuel emissions to achieve emission reductions from the baseline up to the following amounts: 2026: 0% 2030: 20% 2035: 40% 2040: 20% 2045: 10% 2050: 0% •Establish quality criteria through regs Local Offsets only unless not available. Then only "PAVERE" approved offsets	Not offered	
Baseline	<ul style="list-style-type: none"> • 2018-2019 ave, with option to choose earlier to 2010, assuming 1%/year additional savings • <u>buildings built after 2019: baseline is average emissions of first two full years follow C.O.</u> - >100,000sf: 20% reduction after 4 years/2026, then linear reduction every 3 years to 0 in 2035 - <100,000sf: GHG reductions of 20% in 2030, 40% in 2035, 60% in 2040, 80% in 2045, 100% in 2050 		<ul style="list-style-type: none"> • 2018-2019 ave, with option to choose earlier to 2010, assuming 1%/year additional savings • separate trajectory for buildings built after 2019 	
Campus Pathway	<ul style="list-style-type: none"> • Applies to Affordable Housing or a minimum of 5 properties owned by the same organization • Allows compliance in aggregate across the "campus," <u>taking account the emissions trajectory required of each covered property</u> 		<ul style="list-style-type: none"> • Applies to Affordable Housing or a minimum of 5 properties owned by the same organization • Allows compliance in aggregate across the "campus" 	
Alternative Compliance Credits	<ul style="list-style-type: none"> • ACCs are available at \$234/ton • <u>Can be deferred for up to 5 years with Department-approved plan as long as cumulative emission reductions are equivalent</u> • No deferrals or trading 		<ul style="list-style-type: none"> • ACCs are available at \$234/ton • No deferrals or trading 	
Exemptions	<ul style="list-style-type: none"> • <u>Create a Review Board including 5 technical experts, 2 business representatives, and 2 advocates to approve case-by-case hardship compliance plans, which would account for:</u> - <u>Financial distress</u> - <u>Grid capacity</u> - <u>Properties with unique challenges, such as: historical, religious, healthcare, affordable housing</u> • <u>Backup generation exempt through 2030, then re-considered as part of Policy Review</u> 		<ul style="list-style-type: none"> • Financial distress • Net zero buildings <p>An Emissions Reductions Review Board established by ordinance: 5 technical, 2 biz, 2 residents (1 renter, 1 owner), with a majority identifying as climate advocates</p>	
Policy Review	<ul style="list-style-type: none"> • Policy Review <u>completed by May 1, 2028, following receipt of 2030 reports by May 1, 2031, to consider compliance with ordinance requirements, economics, technology, and policy context of emission reductions targets for 2035 and beyond</u> 		<ul style="list-style-type: none"> • Policy Review after first compliance period 	
Off-site Renewable Electricity	<ul style="list-style-type: none"> • Must come from new, purchaser-caused projects • Must retain RECs • Aggregation will count, but timing/volume TBD 		<ul style="list-style-type: none"> • Must come from new, purchaser-caused projects • Must retain RECs • Aggregation will count, but timing/volume TBD 	
Grid-supplied Renewable Electricity	<ul style="list-style-type: none"> • Grid emissions factor will be automatically applied to electricity consumption • Additional regulatory process needed to establish emission factors, including for district energy 		<ul style="list-style-type: none"> • Grid emissions factor will be automatically applied to electricity consumption • Additional regulatory process needed to establish emission factors, including for district energy 	