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**Status**: DRAFT - Under Review **Note**: This document was generated by AI and requires human review for accuracy.

# Addendum: External Sources Referenced in the Brookline BERDO Bylaw

The Brookline Building Emissions Reduction and Disclosure Bylaw (BERDO) draws on best practices from other jurisdictions and state programs. In keeping with common legal drafting conventions, the body of the bylaw omits hyperlinks; this addendum lists the primary external sources consulted, with brief descriptions of how they informed the bylaw. The citations in the bylaw correspond to these resources.

## Massachusetts Select Board Handbook – *City vs. Town Distinction*

* **Source:** Massachusetts Municipal Association, **Massachusetts Select Board Handbook, Chapter 3 – Organization of Town Government: City vs. Town Distinction**  
  <https://www.mma.org/members/msa/massachusetts-select-board-handbook/chapter-3-organization-of-town-government/city-vs-town-distinction/>
* **Relevance:** This section of the handbook explains the structural differences between city and town governments in Massachusetts. It notes that cities are governed by a small elected legislative body (a council) and an elected or appointed chief executive, whereas towns are governed by a large legislative body—an **Open or Representative Town Meeting**—and an elected **Select Board**[[1]](https://www.mma.org/members/msa/massachusetts-select-board-handbook/chapter-3-organization-of-town-government/city-vs-town-distinction/#:~:text=Note%20that%20%E2%80%9Crepresentative%E2%80%9D%20in%20these,Meeting%20or%20a%20representative%20one). It further explains that **Town Meeting is responsible for appropriations and enacting local laws, known as bylaws**[[2]](https://www.mma.org/members/msa/massachusetts-select-board-handbook/chapter-3-organization-of-town-government/city-vs-town-distinction/#:~:text=Town%20Meeting%2C%20the%20legislative%20body,local%20laws%2C%20known%20as%20bylaws). These passages underpin the preamble of Brookline’s bylaw, which clarifies that Brookline is a town and therefore enacts bylaws through Town Meeting rather than ordinances through a city council.

## Massachusetts Large Building Energy Reporting (LBER) Policy

* **Source:** Massachusetts Department of Energy Resources, **Large Building Energy Reporting Policy**  
  <https://www.mass.gov/info-details/large-building-energy-reporting-policy>
* **Relevance:** This state policy page describes the LBER law created by *An Act Driving Clean Energy and Offshore Wind* (2022). It notes that the law requires disclosure of **Energy Usage data for buildings greater than or equal to 20,000 square feet starting in 2025**[[3]](https://www.mass.gov/info-details/large-building-energy-reporting-policy#:~:text=Large%20Building%20Energy%20Reporting%20,starting%20in%202025). The law directs **electric, gas and steam utilities to report usage on behalf of covered buildings** and requires building owners to report **additional energy sources such as oil, propane, wood and on‑site renewable generation**[[4]](https://www.mass.gov/info-details/large-building-energy-reporting-policy#:~:text=The%20law%20requires%20electric%2C%20gas%2C,site%20renewable%20energy%20generation). The page also states that **DOER will publicly disclose energy usage** for these buildings[[5]](https://www.mass.gov/info-details/large-building-energy-reporting-policy#:~:text=What%20is%20LBER%3F). These provisions explain why Brookline relies on the state’s BEAM platform for energy‑usage data and requires supplemental emissions information for greenhouse‑gas calculations.

## Complying with Massachusetts’ Large Building Energy Reporting Law

* **Source:** Massachusetts Department of Energy Resources, **Complying with Massachusetts’ Large Building Energy Reporting Law**  
  <https://www.mass.gov/info-details/complying-with-massachusetts-large-building-energy-reporting-law>
* **Relevance:** This guidance document explains compliance options for building owners. It highlights that **reports filed under Boston’s Building Emissions Reduction and Disclosure Ordinance (BERDO) and Cambridge’s Building Energy Use Disclosure Ordinance (BEUDO) count as LBER reporting**[[6]](https://www.mass.gov/info-details/complying-with-massachusetts-large-building-energy-reporting-law#:~:text=Complying%20with%20LBER%20if%20you,benchmark%20in%20another%20program). The bylaw uses this guidance to allow building owners who already comply with BERDO or BEUDO to satisfy Brookline’s reporting requirements without duplicative filings. The document also describes the automated and self‑managed reporting options, which inform Brookline’s integration of BEAM as the primary benchmarking tool.

## Additional State Law References

* **Acts of 2022, Chapter 179, Section 41:** This act created **M.G.L. c. 25A § 20**, establishing the statutory basis for Large Building Energy Reporting.  
  <https://malegislature.gov/Laws/SessionLaws/Acts/2022/Chapter179>
* **M.G.L. c. 25A § 20:** The General Law section codifying the LBER requirements.  
  <https://malegislature.gov/Laws/GeneralLaws/PartI/TitleII/Chapter25A/Section20>
* **225 CMR 27.00 – Building Energy Reporting:** The Department of Energy Resources’ regulation implementing LBER; cited in the bylaw as the framework for DOER’s reporting rules.  
  <https://www.mass.gov/doc/building-energy-reporting-225-cmr-2700/download>

These resources collectively support the legal and programmatic framework described in Brookline’s Building Emissions Reduction and Disclosure Bylaw. By listing them here, the bylaw remains free of hyperlinks while readers and policymakers retain access to the underlying materials.

[[1]](https://www.mma.org/members/msa/massachusetts-select-board-handbook/chapter-3-organization-of-town-government/city-vs-town-distinction/#:~:text=Note%20that%20%E2%80%9Crepresentative%E2%80%9D%20in%20these,Meeting%20or%20a%20representative%20one) [[2]](https://www.mma.org/members/msa/massachusetts-select-board-handbook/chapter-3-organization-of-town-government/city-vs-town-distinction/#:~:text=Town%20Meeting%2C%20the%20legislative%20body,local%20laws%2C%20known%20as%20bylaws) Massachusetts Select Board Handbook - Massachusetts Municipal Association (MMA)

<https://www.mma.org/members/msa/massachusetts-select-board-handbook/chapter-3-organization-of-town-government/city-vs-town-distinction/>

[[3]](https://www.mass.gov/info-details/large-building-energy-reporting-policy#:~:text=Large%20Building%20Energy%20Reporting%20,starting%20in%202025) [[4]](https://www.mass.gov/info-details/large-building-energy-reporting-policy#:~:text=The%20law%20requires%20electric%2C%20gas%2C,site%20renewable%20energy%20generation) [[5]](https://www.mass.gov/info-details/large-building-energy-reporting-policy#:~:text=What%20is%20LBER%3F) Large Building Energy Reporting Policy | Mass.gov

<https://www.mass.gov/info-details/large-building-energy-reporting-policy>

[[6]](https://www.mass.gov/info-details/complying-with-massachusetts-large-building-energy-reporting-law#:~:text=Complying%20with%20LBER%20if%20you,benchmark%20in%20another%20program) Complying with Massachusetts' Large Building Energy Reporting Law | Mass.gov

<https://www.mass.gov/info-details/complying-with-massachusetts-large-building-energy-reporting-law>