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Oregon Clean Buildings Tier 2:

What Apartment Owners Need to Do

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What Apartment Owners Need to Do

State of Oregon energy reporting requirements for Multifamily Buildings. Reporting opens July 1, 2026 – data collection can begin at any time.

OREGON BUILDING PERFORMANCE STANDARD (OREGON BPS) STEP-BY-STEP FOR OREGON MULTIFAMILY OWNERS (TIER 2)

Market-rate focus | Updated March, 2026

Important note (plain English)

Oregon's Building Performance Standard (Oregon BPS) is a statewide program administered by the Oregon Department of Energy (ODOE). For most market-rate multifamily owners, Oregon BPS is “reporting-first,” not “retrofit-now.” If your building is a covered Tier 2 multifamily building, your core obligation is to benchmark and report your building's Energy Use Intensity (EUI) and your building's Energy Use Intensity Target (EUI_t) by the compliance date. Unlike Washington State, Oregon Tier 2 owners are not required to submit operations/maintenance plans or energy management plans, or to implement upgrades, even if the building's EUI is higher than the target.

[Note: This document is informational only and is not legal or engineering advice.]



1. What is Oregon BPS?

The Oregon Legislature passed House Bill 3409 (2023), and ODOE implemented Oregon BPS rules effective January 1, 2025 (ORS 330-300). Oregon BPS is based on The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 100 with Oregon amendments.

2. Am I covered as a multifamily owner?

Rule of thumb: Multifamily residential buildings with 35,000 square feet or more of gross floor area (excluding parking garage area) are generally “Tier 2” under Oregon BPS.

If your property is mixed-use or part of a campus/complex, Tier determination can get technical (regular vs. special vs. extended Tier 2). The Oregon BPS EUI Target Tool is designed to calculate tier and compliance date using the program’s definitions.

3. Key deadlines for Oregon multifamily (Tier 2)

- **Tier 2 multifamily compliance date:** July 1, 2028. By then, Tier 2 owners must submit:
 - o Form A (or Form G for grouped buildings, or Form X if requesting an exemption)
 - o Form B (EUI: Energy Use Intensity Target)
 - o Form C (EUI: Energy Use Intensity calculation)
- **Earliest expected submission window:** Tier 2 owners can submit documents as early as July 1, 2026.
- **Forms timing (state estimate):** ODOE has stated that the compliance documents and the exemption form have not yet been published, with an estimated release around June 2026.
- **Exemption requests:** If you believe an exemption applies, Form X must be filed at least 180 days before the compliance date.

4. What Tier 2 multifamily owners must do (and what you do not have to do)

Tier 2 multifamily owners must complete three basic tasks by July 1, 2028:

1. Submit an application (Form A, or Form G if grouped).
2. Determine the building’s Energy Use Intensity Target (EUI_t) (Form B).
3. Calculate the building’s Energy Use Intensity (EUI) from 12 consecutive months of energy data (Form C).

Tier 2 owners do not need to submit an Operations and Maintenance plan (O&M) or an Energy Management Plan (EMP), and do not need to take action if EUI is greater than EUI_t.

Penalties note: As described in ODOE’s “Incentives and Penalties” guidance, civil penalties are associated with Tier 1 noncompliance (not Tier 2).

5. Step-by-step process (Oregon Tier 2 multifamily)

Step 1: Confirm your building in ODOE's Property Inventory List (PIL). ODOE built an initial list from county tax records, but owners are expected to verify and correct the data.

What to do:

- Go to the Oregon BPS Property Inventory List (PIL) [site](#) and create/log in to your account.
- Search each Oregon building you own (use your building address or UBID if you received an ODOE letter).
- Confirm or correct: ownership details, square footage, property address, and property type.
- If you own a covered-sized building that is missing, contact Oregon BPS so ODOE can add it.

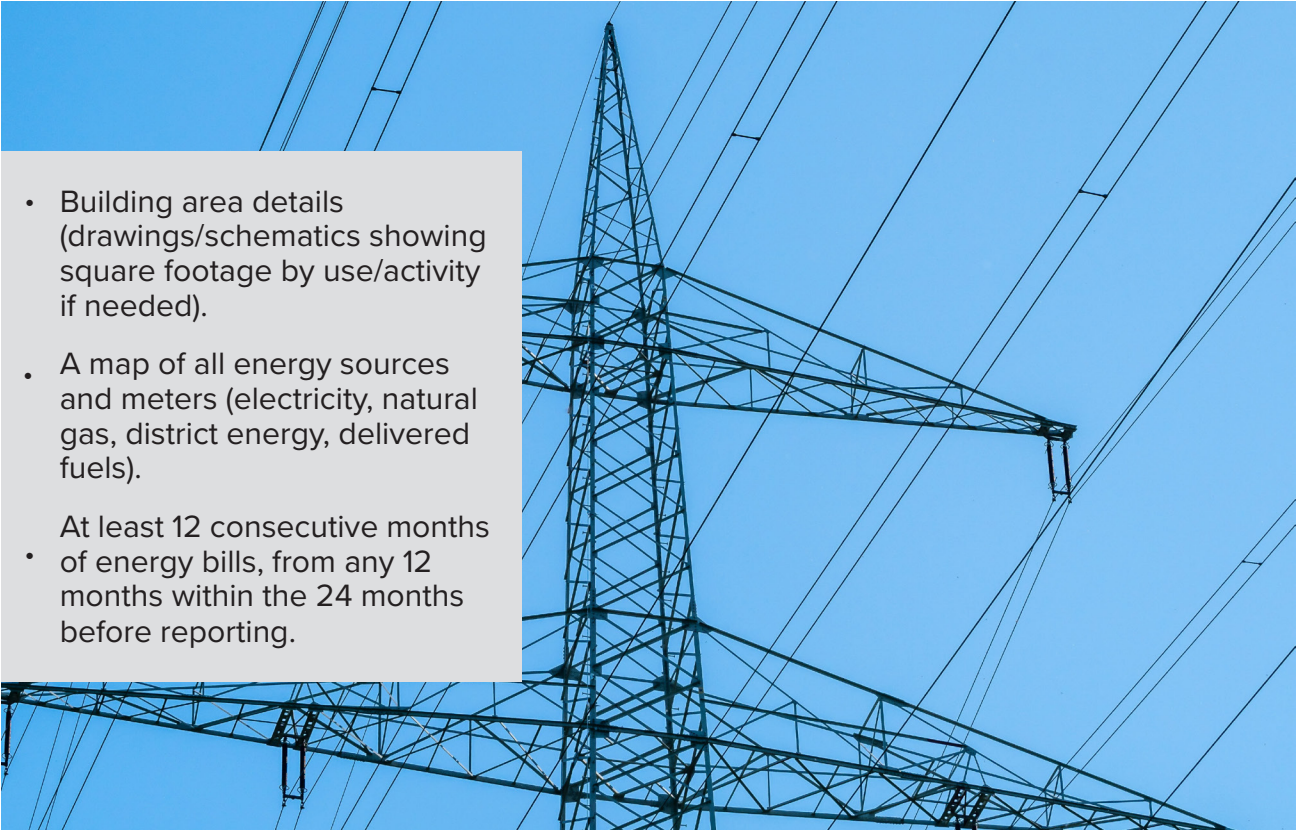
Step 2: Confirm Tier 2 status and your compliance date

For most market-rate multifamily buildings, the practical question is: Are you a Tier 2 “special” building (multifamily) with 35,000 square feet or more (excluding parking)? If yes, your compliance date is July 1, 2028.

If the building is mixed-use, grouped, or a complex, use the Oregon BPS EUI Target Tool to determine tier and compliance date.

Step 3: Gather the building information you will need

ODOE's guidance emphasizes collecting the “inputs” before benchmarking:

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- Building area details (drawings/schematics showing square footage by use/activity if needed).
 - A map of all energy sources and meters (electricity, natural gas, district energy, delivered fuels).
 - At least 12 consecutive months of energy bills, from any 12 months within the 24 months before reporting.

Tenant-paid utilities (common in multifamily):

If tenants pay their own utilities, owners may need tenant bills or tenant release forms. ODOE also notes that large Oregon utilities are required to aggregate whole-building data for multifamily buildings with five or more tenants (including PGE, Pacific Power, EWEB, Avista, Cascade Natural Gas, and NW Natural).

Step 4: Decide whether to self-perform or hire a qualified energy professional ODOE identifies “energy professionals” who can perform Oregon BPS tasks. For Tier 2 benchmarking/reporting, a Qualified Energy Manager (QEM) can benchmark Tier 2 buildings, and a Qualified Person (QP) can benchmark Tier 1 or Tier 2 buildings.

Practical reality: Many multifamily owners hire a QEM/QP to set up the Portfolio Manager, clean data, and prepare Forms A/B/C. This can save the hassle of doing it yourself. These energy professionals are listed at www.oregon.gov/energy/save-energy/documents/or-bps-energy-pro-listings.xlsx

Step 5: Benchmark the building in ENERGY STAR Portfolio Manager (ESPM). EUI and weather-normalized EUI calculations are done in ENERGY STAR Portfolio Manager, a free EPA tool. ESPM uses your building attributes plus energy data to calculate Weather-Normalized EUI (WN-EUI).

What to do:

- Create an ESPM building profile (or have your QEM/QP do it).
- Enter building characteristics and energy meters.
- Load 12 consecutive months of energy data.
- Generate the EUI/WN-EUI output you will use for Oregon BPS reporting.

Step 6: Determine your building’s EUI Target (EUI_t) using the Oregon Target Tool EUI_t is the maximum energy use per square foot per year that Oregon BPS uses as the “target” for your building type and operating conditions. EUI_t is determined using the Oregon BPS EUI Target Tool (an Excel-based tool) and is based on Oregon-derived reference values and operating factors.

What to do:

- Use the Oregon BPS EUI Target Tool to identify: your building’s tier, activity type(s), operating assumptions, and EUI_t.
- Save the tool output; you will use it to complete Form B.

Step 7: Submit Oregon BPS Tier 2 forms (when ODOE opens the submission path) Tier 2 submissions (due no later than July 1, 2028; can be submitted as early as July 1, 2026):

- **Form A:** Application for Oregon BPS Compliance (or Form G if grouped)
- **Form B:** Building Activity and Energy Use Intensity Target (EUI_t)
- **Form C:** Calculation of Energy Use Intensity (EUI)

ODOE has indicated that compliance documents/forms should be online around June 2026, and the program materials note that submissions can begin July 1, 2026.

6. Exemptions (when they matter, and common examples)

Exemptions are available for Tier 1 or Tier 2 buildings. To request an exemption, submit Form X no later than 180 days before the compliance date. Approved exemptions apply only to the current five-year compliance cycle.

Common exemption categories listed by ODOE include:

- At least 50 percent of the building is manufacturing/ industrial space
- Financial hardship (specific criteria apply)
- No certificate of occupancy for at least 12 months before the compliance date
- Less than 50 percent physical occupancy over the 12 months before the compliance date
- Significant unconditioned or semi-heated space (may qualify for exemption or, in some cases, reclassification using conditioned floor area rules)



Historic buildings: Not exempt from reporting/assessment, but owners can file Form H to request relief from specific measures that would compromise historic integrity.

7. Incentives you should watch (only those open to private multifamily owners)

A) Building Energy Reduction Incentive (BERI)

What it covers: Energy efficiency measures (examples include HVAC or lighting upgrades).

Who is eligible: Tier 1, Tier 2, and some tribal buildings. To be eligible, the building must have a baseline EUI higher than its EUI_t, and the application must include an energy audit.

Maximum incentive: Up to \$50,000 per Tier 2 building (Tier 1 up to \$100,000). Applications are competitive; ODOE notes priority factors, including the cost-effectiveness of GHG reductions, the strength of the plan, rural buildings, multifamily buildings, and multifamily affordable housing. Market-rate multifamily is not excluded, but the scoring priorities matter.

Round 1 schedule (approximate): Applications open in February 2026; the opportunity period closes around April 2026; then review in May and awards around June 2026. ODOE also states that applicants will have 60 calendar days from the program start date to submit.

B) Early Compliance Action and Planning Program (ECAPP)

What it covers: Planning and compliance actions (example: energy benchmarking and reporting; audit-related planning tasks).

Status: ECAPP Round 1 closed; ODOE states Round 2 is expected to open in Spring 2026.

Incentive size: Up to \$0.85 per square foot with caps (generally \$10,000 to \$50,000 per building, depending on building type/size), awarded through a competitive process with limited total funds reserved for Tier 2.

8. Practical tips (to save time and avoid pain)

- **Start with data:** The hardest part is usually not “the math,” it’s getting whole-building utility data when tenants hold meters. Start early on releases and utility aggregation requests.
- **Keep your building identity clean:** UBID, address, gross floor area, and activity type drive everything, including tier determination and forms.
- **Consider hiring a QEM/QP:** Many owners will prefer to use an energy professional to set up the online Portfolio Manager correctly and to prepare forms. Tier 2 benchmarking is tied to QEM/QP roles in ODOE guidance.

9. Where to get official help

- **ODOE Oregon BPS main program guidance and steps:** Oregon Department of Energy “Building Energy Performance Standards” page.
- **Incentives:**
 - **BERI contact:** Oregon.BPS.BERI@energy.oregon.gov
 - **ECAPP contact:** Oregon.BPS.ECAPP@energy.oregon.gov
- **General program email referenced by ODOE:** oregonbps@energy.oregon.gov
- **ODOE warning:** Be cautious with third-party solicitations that look “official.” ODOE notes it does not endorse specific businesses.
- Get help from the state before they get backlogged! Visit <https://www.oregon.gov/energy/save-energy/Pages/Help-With-My-Project.aspx> or call **800-221-8035** or email askenergy@oregon.gov.

