

Massachusetts Policy & Incentives Highlights



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Disclaimer: Not a comprehensive summary of the policies and incentives applicable in the state. Visit www.dsireusa.org or local utility websites for additional programs and details.

Definitions

Building Codes	Building Performance Standards	Incentives & Rebates
<p>Model Building Codes: National consensus-based codes like ASHRAE® Standard 90.1 and IECC</p> <p>State Building Codes: Often based on model codes, but can be unique to local market</p> <p>Stretch Building Codes: A locally mandated code or alternative compliance path that is more aggressive than base code</p>	<ul style="list-style-type: none"> • (BPS) Complements building energy codes; the 2 strategies work in tandem to improve building performance • State/City laws that require existing buildings to improve energy efficiency and/or carbon emissions • Typically, includes energy efficiency, water conservation, indoor air quality and indoor environmental standards 	<p>Prescriptive: includes...</p> <ul style="list-style-type: none"> • Direct 1:1 replacement for commonly installed equipment • Specific dollar amounts for completing qualifying energy efficiency measures <p>Custom:</p> <ul style="list-style-type: none"> • Based on energy saved over a specified baseline period • Calculated in terms of peak kW, kWh, therms or per sq ft to be saved by efficiency measure or equipment

Current Commercial Policy Trends

- Massachusetts [enacted a statutory target](#) to achieve net-zero greenhouse gas (GHG) emissions by 2050, with an interim target of reducing GHG emissions by 50% by 2030 (1990 baseline).
- The [Massachusetts Clean Energy and Climate Plan for 2025 and 2030](#) provides a detailed roadmap to meet the state's GHG reduction targets, including:
 - A net-zero stretch energy code for new construction
 - Financial incentives for heat pumps in existing buildings
 - Considering implementing an emissions cap for large buildings
- Massachusetts is a member of the [Regional Greenhouse Gas Initiative](#) (RGGI), a cap-and-trade program aimed at reducing CO₂ emissions and limiting emissions allowances from the power sector. Members levy local policies and investments to support RGGI's goal of reducing emissions by 30% by 2030 (2020 baseline).
- Massachusetts' current [Energy Efficiency Resource Standard](#) also requires electric utilities to reduce demand by ~2.75% over a 3-year period. EERS goals are often achieved through utility-led demand side management and incentive programs.
 - The statewide [Three-Year Energy Efficiency Plan's](#) Mass Save® aims to make significant investment in electrification of existing buildings to transition customers away from fossil fuels with incentives. ([More Info](#))
- Member of the [U.S. Climate Alliance](#); local policies typically support these interests
- City highlights:
 - 5 cities are pursuing measures to ban the installation of fossil fuel infrastructure in new construction, including Brookline, Arlington, Lexington, Concord, and Acton. This is complicated due to MA state law preventing municipalities from deviating beyond the state laws. ([More Info](#))
 - 8 Massachusetts communities have joined cities around the world in a pledge to halve carbon emissions by 2030—and reach net-zero emissions around 2040. ([More Info](#))

Notable Commercial Building Energy Codes (for New Construction):

- State code: IECC 2018 with MA amendments as part of the 9th edition of the MA state building code. ([More Info](#)) The Commercial building energy chapter (which also covers large multi-family) is [Chapter 13: Energy Efficiency Amendments](#)
- State stretch code: Large commercial buildings covered by the stretch code remain based on the 2013 ASHRAE standard 90.1-appendix G. ([More Info](#))
- Local codes: 90% of the communities in MA have adopted stretch codes as seen [here](#).

Notable Commercial Building Performance Standards & Benchmarking Policies (for Existing Facilities):

- There is no statewide requirement for benchmarking or building performance standards at this time.
- City highlights:
 - [Boston](#) and [Cambridge](#) require benchmarking for public, commercial, and multifamily buildings.
 - [Boston](#) has enacted BPS for buildings >35,000 sq ft.
 - Cambridge MA requiring non-residential buildings >100,000 SFT to become net-zero by 2035 and buildings less than <100,000 SFT become net -zero by 2025. ([More Info](#))

The information below is provided by the Massachusetts Department of Energy Resources under its MASS SAVE program, offering incentives, rebates, and programs for businesses. The links will help you identify and evaluate programs across the state.

Business Rebates & Incentives

Incentives to help you start saving money and help to achieve your greenhouse gas reduction goals. Get a competitive advantage with energy efficiency upgrades.

Rebates & Incentives

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Rebates and incentives on lighting, heating and cooling systems, variable speed drives, commercial refrigeration, and more:

Building Insulation & Weatherization

Upgrade your building insulation, seal cracks in the attic, and lock in savings.

Heating & Cooling

Help to lower heating and cooling costs with improvements to existing systems or upgrade to new, more efficient electrification technologies.

Lighting & Controls

High-efficiency lighting and controls are an easy, low-cost way to help save energy.

Building & HVAC Controls

Optimized buildings cost less to operate, increase profitability, and have greater comfort, appeal, and marketability.

Specialty Equipment

Optimize equipment performance with industry-specific solutions.

Water Heating & Pipe Insulation

Take advantage of incentives to upgrade your water heating systems.

Programs & Services

Technical assistance and energy assessments, support with an energy-efficient new construction project, equipment performance optimization, and more.

Building Energy Incentives

Find out where your business is using energy the most—and the most effective ways to save.

New Construction & Major Renovations

Get start-to-finish support from qualified energy consultants to achieve the highest efficiency in new construction projects.

Demand Response & Storage

Help to reduce electric bills and earn incentives by using less energy during periods of peak demand. Eligible technologies include energy storage (batteries and thermal), advanced controls, and active monitoring.

Deep Energy Retrofit

By participating in the Deep Energy Retrofit (DER) offering, businesses can receive additional incentives to substantially reduce greenhouse gas emissions through HVAC electrification, building shell or ventilation upgrades, and other tailored solutions.

Equipment & Systems Performance Optimization (ESPO)

Modify and repair controls already in place to ensure optimal operation and efficiency outcomes.

Custom Incentives & Technical Support

Get custom incentives and technical support for efficiency projects that are not currently eligible for standard rebates.

Industry-Specific Solutions

Energy-saving opportunities tailored to business sectors like manufacturing, healthcare, hospitality, grocery stores, offices, and more. Explore industry-specific technologies and energy-saving solutions you can take advantage of.

- [Data Centers](#)
- [Education \(K-12\)](#)
- [Grocery Stores](#)
- [Healthcare](#)
- [Hospitality](#)
- [Laboratories](#)
- [Manufacturing](#)
- [Municipalities](#)
- [Offices](#)
- [Property Management](#)
- [Retail](#)



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