



The Outstanding Building of the Year Awards

are the most prestigious and comprehensive program of its kind in the commercial real estate industry. The TOBY's recognize quality in buildings and reward excellence in building management.

**There are 16 Categories and 3 levels of competition
Local - Regional - International**

- Applications for TOBY starts with a visit to www.BOMA.org.
 - Click on **BUILDING PROGRAMS**
 - Click on **TOBY AWARDS dropdown**
 - **Scroll Down**
 - Click on **orange CRITERIA & JUDGING Forms**
 - Click on **TOBY 2027 CRITERIA**
 - **Choose your BUILDING TYPE for all of the details**
 - Click here to start your application: [Applicant Portal Instructions](#)
- A. BOMA 360 is not required for the TOBY competition at the local level for 2027, however BOMA 360 is a prerequisite for submitting to the Regional & International TOBY program.
- B. Utilization of the portal is required for the Local Association TOBY competition.
- C. Applications at the local level require that you participate in a building inspection of your property and an interview. A panel of local judges will schedule a visit and review your entry in several categories including: physical attractiveness inside and out, security and safety, front office operations, engineering operations, and tenant amenities.
- D. If you win the TOBY at the local level and wish to enter competition at the Regional & International Levels, you will submit a more detailed portfolio using the TOBY portal.
- E. Local TOBY Award winners will be presented at the Building Owners and Manager's Association of Metro Detroit's 2026 TOBY AWARD SHOW on December 2, 2026 at The SEVEN!

ENTRY DEADLINE: Wednesday, September 9, 2026

SUBMISSION FEE: FREE!!!

JUDGING: October 5-9, 2026

Need a TOBY MENTOR? Email Rick at RTroy@BOMADet.org

