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The Real Estate Roundtable

March 4, 2014

Vote for H.R. 2126, "Energy Efficiency Improvement Act of 2014"

MEMBERS OF THE U.S. HOUSE OF REPRESENTATIVES:

On behalf of The Real Estate Roundtable, we urge you to vote for H.R. 2126, the "Energy Efficiency Improvement Act of 2014." The bill is scheduled for a suspension vote this evening.

The Roundtable brings together leaders of the nation's top publicly-held and privately-owned real estate ownership, development, lending and management firms with the leaders of major national real estate trade associations to jointly address key national policy issues relating to real estate and the overall economy. Collectively, Roundtable members' portfolios contain over 12 billion square feet of office, retail and industrial properties valued at more than \$1 trillion; over 1.5 million apartment units; and in excess of 2.5 million hotel rooms.

H.R. 2126 is co-sponsored by Representatives David McKinley (R-WV) and Peter Welch (D-VT). The bill's Title I has garnered support from a diverse suite of stakeholders representing real estate, product manufacturing, architecture and design, restaurant, gaming, energy service companies, contracting, labor, energy efficiency, and environmental advocates. Attached are prior support statements sent to the House (dated June 12, 2013) and Senate (dated September 11, 2013, in the context of companion bipartisan legislation), evincing the broad backing that has rallied around these provisions.

The legislation takes a market-driven, voluntary, "best practices" approach to reduce demands on the energy grid. As this proposal fits within existing voluntary recognition programs, it has no regulatory impact and does not require new appropriations. The legislation encourages cooperation by landlords and tenants in our nation's commercial buildings to save energy as leased spaces in these structures are designed, constructed, used, and occupied.

H.R. 2126 is common sense policy for the U.S. economy and businesses, will help move our country closer to energy independence, and help preserve the environment for future generations. The Real Estate Roundtable strongly supports it and urges its passage this evening. Please contact Duane J. Desiderio, Senior Vice President and Counsel for additional information (ddesiderio@rer.org; (202) 639-8400).

Sincerely,

Jeffrey D. DeBoer
President and CEO

June 12, 2013

The Hon. Fred Upton
Chair
Committee on Energy & Commerce
U.S. House of Representatives

The Hon. Henry Waxman
Ranking Member
Committee on Energy & Commerce
U.S. House of Representatives

The Hon. Ed Whitfield
Chair
Subcommittee on Energy & Power
U.S. House of Representatives

The Hon. Bobby Rush
Ranking Member
Subcommittee on Energy & Power
U.S. House of Representatives

The Hon. David McKinley
U.S. House of Representatives

The Hon. Peter Welch
U.S. House of Representatives

Re: *Better Buildings Act (H.R. 2126—“Tenant Star”)*

Dear Representatives:

We represent real estate owners, developers, building managers, energy service companies, efficiency financing sources, environmental and efficiency advocates, and other stakeholders who support market-based solutions to lower energy consumption in our built environment. As the House considers energy legislation, we support proposals that encourage cooperation by landlords and tenants in our nation’s commercial buildings to save energy as leased spaces in these structures are designed, constructed, used, and occupied.

We thus commend Representatives McKinley and Welch for introducing H.R. 2126, the “Better Buildings Act of 2013.” The act takes a market-driven, voluntary, “best practices” approach to align building owners and their tenants to reduce demands on the energy grid. As this proposal fits within existing voluntary programs, it has no regulatory impact and does not require new appropriations.

To date, bills addressing energy efficiency have focused on how real estate owners and developers may lower energy consumption at the “whole-building” level. But in fact, owners and managers of large buildings control only about 50% of their structures’ total energy; tenants consume at least half. The Better Buildings Act takes a holistic approach by considering office tenants’ impact on energy consumption and behaviors. Notably, the act brings the voluntary ENERGY STAR rating for whole-buildings to the next level by authorizing a “Tenant Star” program to certify leased spaces in buildings as energy efficient. Considering the overwhelming success and private sector acceptance of ENERGY STAR for buildings – which are located in all 50 states, represent billions of square feet of commercial floorspace, and saved American businesses over \$2.7 billion in utility bills in 2012 *alone* – it is sound energy policy to evolve this program to the “Tenant Star” level of leased spaces.

We strongly support the Better Buildings Act and its “Tenant Star” provisions, and urge Congress to enact H.R. 2126.

BETTER BUILDINGS ACT (H.R. 2126) – “TENANT STAR” ENDORSERS

Alliance to Save Energy
American Council for an Energy-Efficient Economy
American Hotel & Lodging Association
American Institute of Architects
American Resort Development Association
American Society of Interior Designers (ASID)
ASHRAE
Association of Energy Engineers (AEE)
Bayer MaterialScience LLC
Boston Properties
Brandywine Realty Trust
Building Owners and Managers Association (BOMA) International
CCIM Institute
EIFS Industry Members Association (EIMA)
Empire State Building Company/Malkin Holdings
Energy Systems Group
First Potomac Realty Trust
Illuminating Engineering Society (IES)
Institute for Market Transformation
Institute of Real Estate Management
International Council of Shopping Centers
Johnson Controls, Inc.
LBA Realty
LonMark International
NAIOP, the Commercial Real Estate Development Association
National Apartment Association
National Association of Energy Service Companies (NAESCO)
National Association of Home Builders
National Association of Real Estate Investment Trusts
National Association of REALTORS®
National Association of State Energy Officials
National Fenestration Rating Council (NFRC)
National Multi Housing Council
Natural Resources Defense Council
OpenADR Alliance
Plumbing-Heating-Cooling Contractors—National Association
Prologis, Inc.
Related Companies
Sheet Metal and Air Conditioning Contractors National Association, Inc.
Sierra Club
Spray Polyurethane Foam Alliance (SPFA)
SUN DAY Campaign
The Real Estate Roundtable
The Stella Group, Ltd.
Transwestern
U.S. Green Building Council
USAA Real Estate Co.
Vinyl Siding Institute
Vermont Energy Investment Corporation
Vornado Realty Trust

**Support for Bennet-Ayotte (“Tenant Star”) Amendment
S. Amdt. 1847 to Shaheen-Portman Bill (S. 1392)**

September 11, 2013

Members of the United States Senate:

We represent real estate owners, developers, building managers, energy service companies, efficiency financing sources, environmental and efficiency advocates, and other stakeholders who support market-based solutions to lower energy consumption in our built environment.

We urge you to vote for S. Amdt. 1847 – introduced by Senators Bennet and Ayotte – as an amendment to S. 1392, the *Energy Savings and Industrial Competitiveness Act*. The Bennet-Ayotte amendment takes a market-driven, voluntary, “best practices” approach to align building owners and their tenants to reduce demands on the energy grid. As this proposal fits within existing voluntary programs, it has no regulatory impact and does not require new appropriations.

S. Amdt. 1847 – also known as “Tenant Star” – encourages cooperation by landlords and tenants in our nation’s commercial buildings to save energy as leased spaces in these structures are designed, constructed, used, and occupied.

To date, bills addressing energy efficiency have focused on how real estate owners and developers may lower energy consumption at the “whole-building” level. But in fact, owners and managers of large buildings control only about 50% of their structures’ total energy; tenants consume at least half. The Bennet-Ayotte amendment takes a holistic approach by considering office tenants’ impact on energy consumption and behaviors.

Notably, the amendment brings the voluntary ENERGY STAR rating for whole-buildings to the next level by authorizing a “Tenant Star” program to certify leased spaces in buildings as energy efficient. Considering the overwhelming success and private sector acceptance of ENERGY STAR for buildings – which are located in all 50 states, represent billions of square feet of commercial floorspace, and saved American businesses over \$2.7 billion in utility bills in 2012 *alone* – it is sound energy policy to evolve this program to the “Tenant Star” level of leased spaces.

We urge you to vote for S. Amdt. 1847 and its “Tenant Star” provisions.

SUPPORTERS OF S. AMDT. 1847 (BENNET-AYOTTE/“TENANT STAR”)

Air Barrier Association of America
Air Conditioning Contractors of America
Alliance to Save Energy
American Council for an Energy-Efficient Economy
American Gaming Association
American Hotel & Lodging Association

American Institute of Architects
American Resort Development Association
American Society of Interior Designers (ASID)
ASHRAE
Association of Energy Engineers (AEE)
Bayer MaterialScience LLC
Boston Properties
Brandywine Realty Trust
Building Owners and Managers Association (BOMA) International
CBRE, Inc.
CCIM Institute
Danfoss
EIFS Industry Members Association (EIMA)
Empire State Building Company/Malkin Holdings
Energy Systems Group
First Potomac Realty Trust
Illuminating Engineering Society (IES)
Institute for Market Transformation
Institute of Real Estate Management
International Council of Shopping Centers
International Union of Painters and Allied Trades (IUPAT)
Johnson Controls, Inc.
Jones Lang LaSalle
LBA Realty
LonMark International
Metrus Energy, Inc.
NAIOP, the Commercial Real Estate Development Association
National Apartment Association
National Association of Energy Service Companies (NAESCO)
National Association of Home Builders
National Association of Real Estate Investment Trusts
National Association of REALTORS®
National Association of State Energy Officials
National Electrical Manufacturers Association
National Fenestration Rating Council (NFRC)
National Institute of Building Sciences
National Insulation Association
National Multi Housing Council
Natural Resources Defense Council
National Restaurant Association
OpenADR Alliance
Passive House Institute US
Plumbing-Heating-Cooling Contractors—National Association
Prologis, Inc.
Real Estate Board of New York
Related Companies

Rising Realty Partners
Rudin Management Company, Inc.
Sheet Metal and Air Conditioning Contractors' National Association, Inc.
Shorenstein Properties LLC
Sierra Club
Spray Polyurethane Foam Alliance (SPFA)
SUN DAY Campaign
The Real Estate Roundtable
The Stella Group, Ltd.
Tishman Speyer
Transwestern
U.S. Green Building Council
USAA Real Estate Co.
Vinyl Siding Institute
Vornado Realty Trust

Contacts:

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