



House Bill 1134 – Maryland Building Performance Standards – Fossil Fuel Use and Electric-Ready Standards

Position: Unfavorable

Maryland REALTORS® opposes HB 1134 which requires new buildings to meet all energy demands of the building without the use of fossil fuels. This legislation is inconsistent with the Climate Solutions Now Act (CSNA) which became effective on June 1, 2022.

Last year, the Maryland General Assembly passed the most aggressive climate change legislation of any state in the country. Among the bills many provisions were several which targeted performance standards in buildings. Specifically, CSNA:

- Directs the Building Codes Administration to develop recommendations for an all-electric building code which decarbonizes buildings in the “fastest and most cost-efficient methods.” The interim report is due on or before January 1, 2023, and the final report is due on or before December 1, 2023.
- Directs “covered buildings” which are commercial or multifamily residential properties with 35,000 square feet or more of gross floor area to achieve a 20% reduction in net direct greenhouse gas emissions on or before January 1, 2030 and net-zero emissions on or before January 1, 2040 (five years earlier than the state’s overall net-zero requirement).
- Directs covered buildings to measure and report emissions to MDE starting in 2025.
- Creates the Climate Transition and Clean Energy Hub to provide technical assistance to public and private entities complying with “state and local energy efficiency and electrification requirements.”

Climate change and housing supply should be coequal goals in moving forward with decarbonization efforts, and the State already has work groups and studies in place to move toward an electric building code.

For these reasons, the Maryland REALTORS® recommend an unfavorable report.

**For more information contact lisa.mays@mdrealtor.org or
christa.mcgee@mdrealtor.org**