



Senate Bill 45 – Income Tax – Credit for Energy Efficiency Upgrades –Passive Houses

Position: Support

On behalf of Maryland REALTORS® and our 28,000+ members, we support HB 58 which allows for tax credits for certain energy efficiency upgrades when a homeowner obtains a tax credit certificate from the Maryland Energy Administration.

Our members -- *who represent buyers and sellers alike throughout Maryland* -- can attest to the growing demand for energy efficient upgrades such as additional insulation; energy efficient windows and storm windows; improved weather stripping and caulking; duct sealing and insulation and the like which will make homes more airtight and efficient.

According to REALTOR.COM, projects seeking certification have been growing for many reasons: People crave a smaller carbon footprint, protection from unpredictable energy costs, and the independence of living *off the grid* -- many passive houses can eventually achieve off-the-grid status with solar panels.

Eco-conscious homeowners are attracted to the energy conservation, both for environmental reasons and to ensure lower, future energy bills which may enable prospective owners to become a first-time homebuyer.

Maryland REALTORS® respectfully encourages a favorable report of SB 45.

For more information, please contact bill.castelli@mdrealtor.org or susan.mitchell@mdrealtor.org or lisa.may@mdrealtor.org or theresa.kuhns@mdrealtor.org