



**Bill Title:** Senate Bill 807, Environment - Local Building Energy Performance Standards - Authorization

**Committee:** Education, Energy and Environment

**Date:** February 27, 2025

**Position:** Unfavorable

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

Senate Bill 807 authorizes counties to adopt local building energy performance standards (BEPS) that are at least as stringent as standards adopted by the Department of the Environment. While we understand the intent behind this legislation, we strongly believe that it will create a patchwork of regulations that will be detrimental to the healthcare industry and other stakeholders.

MMHA urges the Committee to recognize the importance of maintaining a uniform and consistent regulatory framework across the state. Allowing counties to adopt their own BEPS will lead to a confusing and burdensome regulatory environment, where multifamily properties will be forced to navigate multiple and conflicting standards. This will not only increase costs but also divert resources away from resident services.

Furthermore, we believe that the state BEPS should be the ceiling, not the floor. The Department of the Environment has already established robust standards that are designed to achieve significant reductions in greenhouse gas emissions. Allowing counties to adopt more stringent standards will only serve to increase the regulatory burden on housing providers, without providing any meaningful benefits to the environment.

In addition, MMHA is concerned that this bill will create an uneven playing field, where housing providers in certain counties will be subject to more stringent standards than others. This will not only be unfair but also create economic and competitive disadvantages for those communities that are subject to more stringent standards.

In conclusion, MMHA urges the Committee to reject Senate Bill 807 and instead focus on maintaining a uniform and consistent regulatory framework across the state.



For these reasons, the Maryland Multi-Housing Association respectfully requests an unfavorable report on Senate Bill 807.

Please contact Aaron J. Greenfield at 410.446.1992 if you have any questions.