



March 27, 2026

The Honorable Brian J. Feldman, Chair  
Senate Education, Energy, and the Environment Committee  
2 West Senate Office Building  
Annapolis, Maryland 21401

**INFO: HB 870 – Environment – Permit Notification**

Dear Chair, Feldman, and Committee Members:

The NAIOP Maryland Chapters represent approximately 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate. On behalf of our member companies, I am writing to offer informational testimony on HB 870.

The House amendments to HB 870 strike the original bill and insert new language requiring that local governments notify the Department of Environment when a building permit application is received for a new building 35,000 square feet or larger. This provides notice of new buildings that could be subject to the Building Energy Performance Standards.

Based on the House amendments, NAIOP withdrew opposition to HB 870 as introduced and has no position on the bill as it passed the House of Delegates.

Please feel free to contact me with questions or for more information.

Sincerely,

A handwritten signature in blue ink, appearing to read "T.M. Ballentine".

Tom Ballentine, Vice President for Policy  
NAIOP – Maryland Chapters, *The Association for Commercial Real Estate*

cc: Education, Energy, and the Environment Committee Members  
Nick Manis – Manis, Canning Assoc.