

SB479_MHLA_FAV.pdf

Uploaded by: Amy Rohrer

Position: FAV

**SB 479 – Environment - Building Energy Performance Standards
and Energy Use Intensity Targets – Exemptions**

Education, Energy, and the Environment Committee

February 19, 2026

Position: SUPPORT

*MHLA is the sole statewide organization dedicated to advocacy on behalf of Maryland's lodging industry. Our industry is a powerful economic engine - **765 hotels** support more than **115,000 jobs** statewide, generate **\$7.2 billion in wages and salaries**, contribute **\$2.4 billion in state and local tax revenue**, and drive **\$10.6 billion in guest spending** that strengthens communities across Maryland.*

The Maryland Hotel Lodging Association (MHLA) supports Senate Bill 479, which provides a targeted, implementation-focused refinement to Maryland's Building Energy Performance Standards (BEPS). The bill would permit covered buildings issued a use and occupancy permit before June 1, 2022, to align compliance with the natural replacement cycle of major building systems—such as lighting, heating, ventilating, and HVAC equipment—when those systems reach end of useful life.

SB 479 maintains the integrity of BEPS' emissions-reduction framework while improving workability, predictability, and economic feasibility for building owners. Rather than altering performance standards or long-term climate goals, the bill adjusts the timing of compliance to better reflect how buildings are actually operated, financed, and maintained. This refinement reduces the likelihood of premature retrofits that can impose significant costs while delivering comparatively limited environmental benefit.

By tying compliance to end-of-life system replacement, SB 479 avoids the forced early retirement of functioning equipment. Coordinating required upgrades with planned capital improvements ensures that investments produce meaningful, cost-effective emissions reductions at the point when systems are already scheduled for replacement. **This approach minimizes unnecessary material waste, preserves embedded capital, and improves lifecycle efficiency—outcomes that advance both economic and environmental objectives.**

Importantly, the bill preserves accountability. SB 479 does not eliminate benchmarking, reporting, or performance requirements under BEPS. Instead, it establishes a clear and objective compliance trigger—major system replacement—rather than a rigid, calendar-based deadline that may not correspond to actual building conditions. This clarity enhances regulatory certainty, supports capital planning, and promotes more efficient program administration.

Maryland's building stock varies significantly in age, configuration, use, and technical constraints. Aligning compliance with planned capital upgrades maintains uniform performance expectations while acknowledging these operational differences. **Providing this structured flexibility will encourage broader participation and sustained cooperation—both of which are critical to the long-term success of BEPS statewide.**

For these reasons, MHLA respectfully requests a favorable report on SB 479.

For more information, contact:

Amy Rohrer, President & CEO

Maryland Hotel Lodging Association

amy@MDLodging.org

MD 2026 SB 479 Columbia Gas Testimony Final.pdf

Uploaded by: Carville Collins

Position: FAV

FAVORABLE – Senate Bill 479
Environment – Building Energy Performance Standards and
Energy Use Intensity Targets – Exemptions
Senate Education, Energy and the Environment Committee

Columbia Gas of Maryland, Inc. (Columbia) supports Senate Bill 479. The legislation exempts covered buildings that received a use and occupancy permit before June 1, 2022, from compliance with the Maryland Department of the Environment's (MDE's) building energy performance standards (BEPS) regulations and energy use intensity (EUI) targets until it becomes necessary to replace lighting, heating, ventilating and air conditioning (HVAC) systems or other major components of the covered building due to the failure of those components or as a result of the end of life of those components.

Since May of 2023, Columbia has been significantly engaged on and concerned with the financial impact of the BEPS regulations to our customers who own or operate buildings that are 35,000 square feet or larger in Maryland. The estimated costs are staggering.

The BEPS regulations will effectively prohibit the use of natural gas or fossil fuel equipment and force covered building owners to incur major costs to replace such appliances with electric alternatives. On a statewide basis, electrification retrofits are expected to cost covered Maryland building owners billions of dollars.

The MDE's own estimate of economic impact in the final regulations calculated covered building owners will spend more than \$5.7 billion on efficiency and electrification measures to achieve \$1.2 billion in energy cost savings without an Energy Use Intensity (EUI) standard. Those estimates climb to more than \$15 billion spent on efficiency and electrification measures to provide approximately \$9 billion in energy savings with the addition of EUI standards.

Furthermore, and perhaps most importantly, the economic impact study MDE used to base projections and provide their analysis of "energy savings" was completed prior to the last two PJM Interconnection power market auctions, which are reported to have produced a 1,000% increase in electric capacity prices. We are confident the MDE energy costs savings estimates are now overstated as a result of these increasing electricity costs, and the public and Maryland General Assembly should be aware of the new economic impact to building owners.

The significant costs of the BEPS regulation will ultimately be paid for by all Marylanders, such as residential rental tenants, small business owners who rent space, college students and parents, medical patients at offices, parents with children enrolled in pre-school or daycare facilities, senior citizens in a senior living community or care facility, owners of condominium units and Marylanders who buy groceries – just to name some of those impacted by the billions of dollars in new costs that will be incurred due to the BEPS.

During an October 9, 2024, public hearing on the BEPS regulations a condominium organization testified it would cost their association an estimated \$5 million to \$8 million just to replace gas stoves currently in use. Another condominium organization estimated it would cost their association \$54 million in order to attempt to comply, and that even if they complete these renovations, there is no guarantee they will meet the strict compliance targets set by the BEPS.

Columbia understands Maryland's ambitious goals to reduce greenhouse gas emissions and the requirements of the CSNA. However, the final BEPS regulations represent major changes to the state's building and energy standards, while adversely affecting many Marylanders with the imposition of serious financial burdens. These added financial burdens are coming hard at Marylanders during challenging economic times, and regular Marylanders genuinely cannot afford additional regulatory burdens that will not achieve savings or provide additional efficiencies. Lawmakers should take this opportunity to lift this burden and spare our overloaded residents.

Columbia continues to believe the BEPS regulations significantly exceed what is authorized by the CSNA, and are not justified, feasible or economically realistic. Columbia believes the current BEPS regulations should be withdrawn. More practical and lawful BEPS regulations -- that reduce greenhouse gas emissions using an "all-of-the-above" energy approach, using new and emerging technologies, and limiting the financial costs to Marylanders -- should be proposed.

Columbia believes the provisions of Senate Bill 479 are appropriately and reasonably crafted policies to reduce the significant costs to covered building owners related to the BEPS regulations until a building's equipment needs to be changed at the end of its useful life. We request a favorable report on Senate Bill 479.

February 19, 2026

Contact:
Carville Collins
(410) 332-8627
carville.collins@saul.com

Contact:
Scott Waitlevertch
(724) 888-9774
swaitlevertch@nisource.com

SB0479_FAV_MTC_Env. - Building Energy Performance

Uploaded by: Drew Vetter

Position: FAV



Senate Education, Energy, and the Environment Committee
February 19, 2026

Senate Bill 479 – *Environment – Building Energy Performance Standards and Energy Use Intensity Targets – Exemptions*

POSITION: SUPPORT

The Maryland Tech Council (MTC), with over 800 members, is the State’s largest association of technology companies. Our vision is to propel Maryland to be the country's number one innovation economy for life sciences and technology. MTC brings the State’s life sciences and technology communities into a single, united organization that empowers members to achieve their goals through advocacy, networking, and education. On behalf of MTC, we submit this letter of **support** for Senate Bill 479.

Senate Bill 479 provides a practical approach to implementing building energy performance standards for existing facilities. Many technology-intensive complexes operate with specialized, high-load electrical and cooling systems that are designed for continuous use. Allowing buildings that received a use and occupancy permit before June 1, 2022, to remain in compliance until they need to replace their systems ensures that energy upgrades occur at a logical and cost-effective point in a building’s lifecycle. This approach prevents the premature replacement of fully functional infrastructure, reduces unnecessary financial burdens on property owners, and allows facilities with specialized power and operational requirements to plan improvements along the timeline they expected. Requiring premature retrofits of functioning systems would impose significant capital costs without delivering proportional energy benefits.

The measures in this bill appropriately align compliance timelines with natural equipment replacement cycles, allowing businesses to plan responsibly, while still advancing the State’s long-term environmental goals. This measured approach protects Maryland’s competitiveness in attracting and retaining high-growth technology industries, while ensuring that efficiency improvements occur in a cost-effective manner. For these reasons, MTC requests a favorable report on Senate Bill 479.

For more information call:

Andrew G. Vetter
J. Steven Wise
Danna L. Kauffman
Christine K. Krone
410-244-7000

SB 479_MDCC_Environment-Building Energy Performanc

Uploaded by: Hannah Allen

Position: FAV



Senate Bill 479

Date: February 19, 2026

Committee: Education, Energy, and the Environment

Position: Favorable

Founded in 1968, the Maryland Chamber of Commerce (the Chamber) is the leading voice for business in Maryland. We are a statewide coalition of more than 7,000 members and federated partners, and we work to develop and promote strong public policy that ensures sustained economic growth for Maryland businesses, employees, and families.

Senate Bill 479 (SB 479) provides a reasonable and necessary adjustment to Maryland's Building Energy Performance Standards (BEPS) by recognizing that covered buildings should not be required to meet performance mandates until they are already undertaking major mechanical upgrades. This bill reflects a more practical understanding of how buildings operate and how capital investments are planned, while still supporting long-term energy efficiency goals.

The Chamber has long raised concerns with BEPS as enacted and implemented. While we support efforts to improve energy efficiency and reduce emissions, BEPS relies on a rigid, one-size-fits-all framework that does not adequately account for the diversity of Maryland's building stock. Many covered buildings are older, serve specialized functions, or are occupied by tenants whose energy use is largely outside the control of property owners. In these situations, compliance obligations are placed on parties who lack the authority or practical ability to achieve the required outcomes.

BEPS also imposes significant financial burdens on building owners by effectively requiring premature replacement of major building systems, often before the end of their useful life. These costs can be substantial and are frequently passed through to tenants, reflected in higher rents, or absorbed through reduced reinvestment in properties. Over time, this approach risks discouraging redevelopment, limiting housing and commercial availability, and placing Maryland at a competitive disadvantage.

SB 479 takes a more balanced approach by aligning compliance expectations with natural capital planning cycles. Allowing exemptions until major mechanical upgrades are required encourages meaningful improvements when they are most feasible and cost-effective, without forcing unnecessary expenditures that undermine economic stability. This approach supports environmental progress while recognizing the operational and financial realities facing Maryland businesses.

For these reasons, the Maryland Chamber of Commerce respectfully requests a **favorable report** on **SB 479**.

MBIA Letter of Support SB 479.pdf

Uploaded by: Lori Graf

Position: FAV

February 17th, 2026

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

RE: MBIA Letter of Support SB 479 Environment - Building Energy Performance Standards and Energy Use Intensity Targets - Exemptions

Dear Chair Feldman,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **SB 479 Environment - Building Energy Performance Standards and Energy Use Intensity Targets - Exemptions**.

This bill exempts buildings that received a use and occupancy permit before June 1, 2022 from complying with energy use intensity (EUI) requirements until lighting systems, HVAC systems, or other major components reach failure or end of life.

As Governor Moore has made clear, the state of Maryland faces a housing crisis. As of 2024, the State was at least 120,000 units short according to the National Association of Realtors and Freddie Mac – and the deficit is growing.

Despite that shortfall, MDE's own studies concluded that the Building Energy Performance Standards will cost building owners nearly \$17 billion dollars between now and 2040:

Results from a 2023 study by the U.S. Department of Energy's Lawrence Berkeley and Pacific Northwest National Laboratories demonstrate that during BEPS implementation (2025-2040), all covered buildings combined will spend more on efficiency measures (\$8.8B) and electrification measures (\$6.4B) than the energy cost savings accrued in this period (\$8.96B).

Maryland Register Volume 50 Issue 25 – December 15, 2023.

The exemption proposed in SB 479 will provide significant financial relief to property owners who would normally have to upgrade major components immediately to comply with Building Energy Performance Standards (BEPS).

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate Education, Energy, and the Environment Committee

SB479 - Support - Maryland Motor Truck Association

Uploaded by: Louis Campion

Position: FAV



HEARING DATE: February 19, 2026

BILL NO/TITLE: SB479: Environment - Building Energy Performance Standards and Energy Use Intensity Targets - Exemptions

COMMITTEE: Senate Education, Energy & the Environment

POSITION: **Support**

Maryland Motor Truck Association offers its strong support of Senate Bill 479.

Senate Bill 479 provides a balanced and practical approach to achieving Maryland's ambitious energy and climate goals while recognizing the economic realities faced by businesses and property owners across the state. The bill would allow for the delay of compliance with the state's Building Energy Performance Standards (BEPS) until a covered building's major components—such as lighting, HVAC, or other systems—require replacement due to failure or the end of their useful life.

As currently structured, BEPS will impose significant financial burdens on property owners by requiring costly retrofits to meet stringent emissions and energy efficiency standards. Many Maryland businesses will bear the cost of compliance, creating new financial challenges at a time when economic conditions are already strained. For older buildings in particular, compliance may require extensive and expensive energy retrofits or alternative compliance payments.

SB 479 ensures that compliance with BEPS is phased in responsibly by allowing buildings that received a use and occupancy permit before June 1, 2022, to meet these requirements only when major systems reach the end of their useful life.

BEPS compliance is projected to cost building owners billions of dollars in retrofits statewide. Senate Bill 479 represents a pragmatic solution that ensures progress toward energy goals without destabilizing Maryland's business climate or placing undue financial pressure on property owners.

For the reasons noted above, MMTA urges a favorable report.

About Maryland Motor Truck Association: Maryland Motor Truck Association is a non-profit trade association that has represented the trucking industry since 1935. In service to its 900 members, MMTA is committed to support, advocate and educate for a safe, efficient and profitable trucking industry in Maryland.

For further information, contact: Louis Campion, (c) 443-623-5663

SB0479 - MTC Testimony.pdf

Uploaded by: Matt Libber

Position: FAV



February 25, 2025

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

RE: SB0479 - Environment - Building Energy Performance Standards and Energy Use Intensity Targets – Exemptions – Favorable Support

Chairman Guzzone and Members of the Committee,
My name is Matt Libber, and I am the Legislative Committee Chair for the Maryland Tourism Coalition (MTC). Maryland Tourism Coalition is a trade organization with members representing all areas of tourism in the State of Maryland. Our mission is to support businesses and organizations that cater to the tourism industry through education, networking, and advocacy. I am pleased to offer testimony in support of **Senate Bill 479**, and I write today specifically to highlight its importance for Maryland’s tourism sector and the many small and medium businesses that depend on the State’s built environment.

SB 479 creates a practical and strategic exemption for existing buildings that received use and occupancy permits before June 1, 2022, from the newest building energy performance standards and energy use intensity targets until major building systems—such as lighting, HVAC, or other core components—reach the end of their useful life or require replacement.

Tourism depends on existing visitor accommodations, historic venues, event facilities, and attractions. Many such facilities in Maryland—including historic inns, waterfront resorts, convention halls, performing arts venues, and cultural sites—were constructed well before recent energy performance mandates and would face substantial upfront expenses to achieve new compliance even though major energy-related renovations are not currently imminent. The exemption in SB 479 allows these businesses to preserve capital for immediate operations, guest services, and enhancements that directly influence visitor satisfaction and competitiveness.

From a tourism impact perspective:

- **Economic Stability for Small Businesses:** Hotels, restaurants, museums, and attractions typically operate with narrow margins. Requiring full compliance with new performance standards on buildings that are structurally sound but simply aging could divert funds from tourism marketing, staffing, and customer-facing improvements.
- **Phased Capital Investment:** The bill aligns energy performance compliance with natural equipment replacement cycles. This allows tourism-related property owners to plan capital investment more efficiently, reducing the risk of sudden cost shocks that can ripple throughout local economies reliant on visitor spending.



**MARYLAND
TOURISM
COALITION**

- **Preservation of Maryland's Historic Places:** Maryland's tourism brand is rooted in its historic and cultural assets. Many landmark properties are managed by small nonprofits and family-owned businesses with limited access to capital. Exempting these older structures from immediate standards until major systems are replaced helps ensure their viability as tourism destinations while still preserving a pathway toward long-term energy efficiency improvements.
- **Climate and Economic Balance:** SB 479 supports Maryland's broader energy goals while recognizing the unique economic realities facing tourism infrastructure. By easing near-term regulatory burdens on existing buildings, the State can maintain economic activity that attracts visitors, supports jobs, and generates tax revenue, without undermining long-term environmental progress.

For these reasons, we respectfully urge the Committee to **report SB 479 favorably**. Doing so helps safeguard the economic health of Maryland's tourism industry while still supporting smart, phased energy performance improvements across the State's building stock.

Thank you for your consideration.

Respectfully submitted,

Matt Libber
Legislative Chair
Maryland Tourism Coalition
mllibber@mdsoccerplex.org
301-528-1480

SB 479 Written Testimony - EEE.pdf

Uploaded by: Mike McKay

Position: FAV

MIKE MCKAY
Legislative District 1
Garrett, Allegany, and Washington Counties



THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

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Judicial Proceedings Committee
Executive Nominations Committee

Joint Committees

Administrative, Executive,
and Legislative Review
Children, Youth, and Families
Program Open Space and Agricultural
Land Preservation

**Senate Bill 479 – Environment - Building Energy Performance Standards and Energy Use Intensity
Targets - Exemptions**

February 19, 2026

Dear Chair Feldman, Vice Chair Kagan, and Members of the Committee,

Senate Bill 479 provides a balanced and pragmatic approach to advancing Maryland’s climate goals while recognizing the economic realities faced by building owners. By exempting covered buildings that received a use and occupancy permit before June 1, 2022, from immediate compliance with building energy performance standards and energy use intensity targets, the bill prevents undue financial burden on property owners who would otherwise be forced into costly retrofits prematurely. This exemption ensures that compliance occurs naturally during major system replacements—such as lighting, HVAC, or other critical components—rather than imposing disruptive and expensive upgrades on functioning infrastructure. Such a phased approach promotes sustainability without compromising economic stability or operational continuity for businesses and institutions.

Furthermore, SB 479 aligns with Maryland’s long-term environmental objectives while fostering fairness and flexibility. The bill acknowledges that older buildings often face structural and technological limitations that make rapid compliance challenging and cost-prohibitive. By tying compliance to the natural lifecycle of major building systems, the legislation encourages incremental progress toward energy efficiency and greenhouse gas reduction without penalizing owners for circumstances beyond their control. This measured strategy supports Maryland’s commitment to achieving net-zero emissions by 2040 while maintaining a cooperative relationship between regulators and stakeholders, ultimately ensuring that environmental progress is both achievable and economically responsible.

I thank you for your time and I urge a favorable report.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike McKay'.

Senator Mike McKay
Representing the Appalachia Region of Maryland
Serving Garrett, Allegany, and Washington Counties

SB479 testimony.pdf

Uploaded by: Robert Phillips

Position: FAV

MARYLAND STATE FIREFIGHTERS ASSOCIATION, INC.

-a 501(c)(3) organization

Representing the Volunteer Fire, Rescue and Emergency Medical Services Personnel



Legislative Committee

17 State circle

Annapolis, MD 21401

Chair: Chief Robert Phillips

Office: 410-974-2222

Cell: 443-205-5030

Email: rfcchief48@gmail.com

SB479: Environment - Building Energy Performance Standards and Energy Use Intensity Targets - Exemptions

My name is Chief Robert Phillips, and I am the Legislative Committee Chair for the Maryland State Firefighters Association (MSFA)

I wish to present testimony in FAVOR of **Senate Bill 470: Environment - Building Energy Performance Standards and Energy Use Intensity Targets - Exemptions**

The MSFA is fully in favor of this bill. The volunteer fire service does not operate on large budgets and is not in business to make money. For the most part we operate on a near zero net gain as every dollar that is earned by us or donated to us goes to help maintain our very expensive equipment. To have to replace something on a calendar schedule rather than a need to replace schedule could very well cause us to spend money before we were scheduled to. This bill allows us to proceed with our normal replacement schedules and not be a position of equipment replacement before we had planned to when it was purchased. The planned replacement of the equipment is a large enough cost. Then we need to include the cost of leaving oil and gas and changing it to all electric which will require service upgrades to account for the added load of heating. Along with that our present back-up generators may not be of sufficient capacity to run our buildings on when we include the load increase to make up for the oil or gas conversion. With all of this being said the longer we have to plan and save, the better we will be.

The MSFA asks that you return a **Favorable** report on **SB479**.

Thank you and I would be glad to answer any questions you might have.

Respectfully

Robert Phillips

Letter of Support for SB0479.pdf

Uploaded by: S P

Position: FAV

MIKE MCKAY
Legislative District 1
Garrett, Allegany, and Washington Counties



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Executive Nominations Committee

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THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Joint Committees
Administrative, Executive,
and Legislative Review
Children, Youth, and Families
Program Open Space and Agricultural
Land Preservation

Williamsport Office
2N Conococheque Street
Williamsport Town Hall
Williamsport, Maryland

February 17, 2026

RE: Fire/EMS Coalition Support for SB0479

Dear Chair Feldman, Vice Chair Kagan, and Members of the Committee,

The Fire/EMS Coalition would like to express their support for **Senate Bill 479: Environment - Building Energy Performance Standards and Energy Use Intensity Targets - Exemptions**. This bill will exempt a covered building that received a use and occupancy permit before June 1, 2022, from compliance with certain building energy performance standards and energy use intensity targets until it becomes necessary to replace lighting systems, heating, ventilating, and air conditioning (HVAC) systems, or other major components of the covered building due to failure of those components, or as a result of the end of life of those components.

The Fire/EMS Coalition supports Senate Bill 479.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Mike McKay'.

Senator Mike McKay
Representing the Appalachia Region of Maryland
Serving Garrett, Allegany, and Washington Counties

Voting Organizations:

Maryland Fire Chief's Association (MFCA)
Maryland State Firefighter's Association (MSFA)
State Fire Marshal (OSFM)
Maryland Fire Rescue Institute (MFRI)
Maryland Institute for Emergency Medical Services System (MIEMMS)
Metro Fire Chief's Association
Professional Firefighters of Maryland

Our Mission Statement

The Maryland Fire/EMS Coalition unites Republicans and Democrats in support of fire/emergency services legislation that benefit all first responders. Becoming a member does not require taking positions on legislation; rather Coalition members are asked to offer support in a way that best benefits fire/emergency services in their respective Legislative Districts.

SB 479-HB 1217 Letter of Support BEPS EUI Targets

Uploaded by: Sarah Peters

Position: FAV



Bill: SB 479/HB 1217 Environment – Building Energy Performance Standards and Energy Use Intensity Targets – Exemptions

Position: SUPPORT

Dear Chair, Vice Chair, and Members of the Committee:

The Maryland Coalition for Inclusive Energy Solutions (MCIES) urges a **favorable** report on Environment – Building Energy Performance Standards and Energy Use Intensity Targets – Exemptions.

This targeted relief is critical for owners and tenants of buildings 35,000 square feet and larger, who are otherwise facing staggering upfront costs to prematurely retire functioning equipment and undertake full electrification retrofits.

The MDE’s own estimate of economic impact in the final regulations calculated covered building owners will spend more than \$5.7 billion on efficiency and electrification measures to achieve \$1.2 billion in energy cost savings without an Energy Use Intensity (EUI) standard. Those estimates climb to more than \$15 billion spent on efficiency and electrification measures to provide approximately \$9 billion in energy savings with the addition of EUI standards. These projections were developed before recent PJM capacity auctions that produced very large increases in wholesale electric capacity prices, which means expected “savings” are now likely overstated.

The current BEPS regulations impose major, rapidly escalating financial burdens on Marylanders at a time of rising energy and housing costs, and many simply cannot absorb additional regulatory-driven increases that do not deliver realistic or verifiable savings. This legislation is a reasonable, measured policy that maintains Maryland’s long-term climate trajectory while allowing existing buildings to transition at the natural end-of-life of their major systems, rather than through forced, premature replacements.

For these reasons, the Maryland Coalition for Inclusive Energy Solutions respectfully requests a **favorable** report.

Thank you for your consideration.

Sincerely,

SB 479 - CBF - UNF.pdf

Uploaded by: Matt Stegman

Position: UNF



CHESAPEAKE BAY FOUNDATION

Senate Bill 479 Environment - Building Energy Performance Standards and Energy Use Intensity Targets - Exemptions

Date: February 19, 2026

To: Education, Energy and the Environment Committee

Position: UNFAVORABLE

From: Matt Stegman,
MD Staff Attorney

Chesapeake Bay Foundation (CBF) **OPPOSES Senate Bill 479**, which would exempt buildings covered by Maryland's Building Energy Performance Standards (BEPS) that have received an occupancy permit prior to 2022 from certain energy use intensity targets until key systems like lighting systems or HVAC systems fail or reach the end of their useful lives.

Maryland's Climate Solutions Now Act of 2022 requires a 60% reduction in greenhouse gas emissions by 2031 (from 2006 levels) and net-zero emissions by 2045. To reach these ambitious goals, Maryland is adopting an "all hands on deck" approach that asks multiple sectors to act urgently to reduce emissions. SB 479 would slow adoption of BEPS energy intensity standards and jeopardize our progress towards our statewide goals. Existing law and regulation gives the Maryland Department of the Environment sufficient discretion to work with individual property owners to achieve compliance, or to exempt buildings where compliance is not possible or would impose a serious hardship.

CBF requests the committee's UNFAVORABLE report on SB 479. For more information, please contact Matt Stegman, Maryland Staff Attorney, at mstegman@cbf.org.

Maryland Office • Philip Merrill Environmental Center • 6 Herndon Avenue • Annapolis • Maryland • 21403

The Chesapeake Bay Foundation (CBF) is a non-profit environmental education and advocacy organization dedicated to the restoration and protection of the Chesapeake Bay. With over 200,000 members and e-subscribers, including 71,000 in Maryland alone, CBF works to educate the public and to protect the interest of the Chesapeake and its resources.

MDE SB 479 INF.pdf

Uploaded by: Jeremy D Baker

Position: INFO



**The Maryland Department of the Environment
Secretary Serena McIlwain**

Senate Bill 479

***Environment - Building Energy Performance Standards and Energy Use Intensity Targets -
Exemptions***

Position: Information
Committee: Education, Energy, and the Environment
Date: February 19, 2026
From: Jeremy D. Baker, Director of Government Relations

The Maryland Department of the Environment (MDE) offers the following letter of information for SB 479.

Bill Summary

Senate Bill 479 would amend the law establishing Maryland's Building Energy Performance Standards (BEPS). The bill would exempt any covered building that received a use and occupancy permit before June 1, 2022 from having to comply with BEPS and energy use intensity (EUI) targets until the covered building needs to replace lighting, heating, ventilation, and air conditioning (HVAC) systems, or other components due to component failure or as a result of the end of life of those components.

Position Rationale

During the 2025 legislative session, the Maryland General Assembly passed legislation, HB 49 or *Environment - Building Energy Performance Standards - Alterations and Analysis* requiring the Department to conduct an analysis of the costs and benefits of BEPS policy options (direct emission reductions requirements, EUI requirements, and a combination of both). This analysis must specifically examine lifecycle costs of the building and equipment and cost effectiveness for building owners, and include policy considerations, recommendations and potential scenarios, all due by December 31, 2026. Consequently, any further BEPS policy consideration should be addressed only after this legislatively mandated analysis is published.

Senate Bill 479 would require MDE to establish a process to track both occupancy permits and the necessity of replacing systems which goes beyond the Department's existing authority and efforts relating to BEPS. Due to this new exemption, MDE would have to create a list of covered buildings that received a use and occupancy permit before June 1, 2022, and be required to keep track of those buildings' individual lighting and HVAC systems and whether they failed or are close to failure by virtue of being at the end of their useful life. As such, MDE anticipates a high fiscal impact associated with the system tracking and the in-person inspections of over 10,500 covered buildings per existing MDE regulations.

The existing law already includes a provision to allow building owners to delay making upgrades needed to meet performance standards by paying an alternative compliance fee, which incentivizes owners to invest in building upgrades. The proposed bill would eliminate the alternative compliance fee for these buildings, thus further delaying the emissions benefits needed to meet Maryland's climate goals.

MDE hopes that this information is useful for the Committee during its deliberations on SB 479 and is available for any questions.

Contact: Jeremy D. Baker, Director of Government Relations
Cell: 240-548-3321 Email: jeremy.baker@maryland.gov