

March 11, 2026

The Honorable Marc Korman  
Chair, House Environment and Transportation Committee  
250 Taylor House Office Building  
Annapolis, Maryland 21401

**RE: MBIA Letter of Support HB 1217 - Environment - Building Energy Performance Standards and Energy Use Intensity Targets - Exemptions**

Dear Chair Korman,

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 **HB1217**. MBIA supports this legislation that would provide flexibility for certain existing buildings in complying with building energy performance standards.

The bill would exempt covered buildings that received a use and occupancy permit prior to June 1, 2022, from immediate compliance with certain building energy performance standards and energy use intensity targets. Instead, compliance would occur when major building systems—such as lighting, heating, ventilating, and air conditioning (HVAC), or other major components—require replacement due to failure or the natural end of their useful life.

This approach recognizes the significant financial and operational challenges associated with retrofitting older buildings to meet new energy performance standards on an accelerated timeline. Many property owners would otherwise be required to undertake costly upgrades well before existing building systems have reached the end of their useful life, creating unnecessary financial strain and potentially diverting resources from other critical building investments.

By allowing upgrades to occur when systems naturally require replacement, the bill supports a more practical and cost-effective pathway toward improved building efficiency. This strategy enables building owners to plan capital improvements responsibly while still advancing long-term energy performance goals.

Providing this flexibility will help ensure that energy efficiency policies remain achievable while avoiding unintended economic impacts on property owners, tenants, and the broader housing and commercial real estate markets.

For these reasons, we respectfully urge the Committee to give this legislation a favorable report.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Environment and Transportation Committee