



House Bill 1217 – Environment – Building energy performance Standards and Energy Use Intensity Targets - Exemptions

Position: Favorable

The Maryland REALTORS® supports HB 1217 which links a building's compliance with Building Energy Performance Standards (BEPS) to replacement of building systems and major components.

HB 1217 will align the BEPS requirements with capital upgrades which a building would normally face. This would mitigate some of the biggest costs associated with BEPS especially for older buildings. This legislation is particularly important for buildings which may have already undergone large component replacements but may have to upgrade even more because those systems were not the most energy efficient.

HB 1217 would still retain the BEPS requirements and would still be one of the most aggressive energy conservation bills in the country. In fact, of the 8 states that require BEPS benchmarking only half require more than reporting. Like Maryland, the benchmarking-only states measure building performance but leave it up to local jurisdictions to impose performance measures on top of the reporting.

The REALTORS® believe this legislation will provide needed flexibility, prevent premature capital improvements, and still retain the overall performance goals of BEPS.

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