



House Bill 870 – Maryland Building Performance Standards – Energy Conservation Requirements (Large Buildings for Tomorrow Act)

Position: Unfavorable

The Maryland REALTORS® opposes HB 870 which, among other provisions, requires certain new construction to meet annual site energy use intensity performance targets along with net direct greenhouse gas emissions of zero.

Maryland is already on an aggressive path forward for reducing energy consumption that will impact housing affordability through the Building Energy Performance Standards and the International Energy Conservation Code requirements for new construction. These standards implement strict energy conservation standards in new buildings.

The REALTORS® appreciate that HB 870 provides a waiver provision that could be useful for certain housing projects but the waiver only applies if a provision cannot be “reasonably implemented.” Whether affordability will be a component of “reasonable implementation” is not clear in the bill but should be considered.

For these reasons, the Maryland REALTORS® recommend an unfavorable report.

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