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February 25, 2026

**SUPPORT: HB 870 Large Buildings of Tomorrow Act**

Mr. Chair and Members of the Committee:

Maryland LCV Supports HB 870 Maryland Building Performance Standards - Energy Conservation Requirements, the Large Buildings for Tomorrow Act, and we thank Chair Korman and Delegate Bofo for their leadership on this issue.

The Large Buildings for Tomorrow Act builds on and complements several efforts to reduce greenhouse gas emissions from the buildings sector. The Maryland Department of the Environment (MDE) adopted Building Energy Performance Standards (BEPS) regulations in December 2024 and is planning to update the regulations in 2027 to include energy efficiency targets, as required under the Climate Solutions Now Act. MDE is also in the process of developing Clean Heat Rules, including a Clean Heat Standard (CHS) and Zero-Emission Heating Equipment Standard (ZEHES). The state is also investing in building decarbonization through grants; the Maryland Energy Administration (MEA) recently issued \$21 million to decarbonize hospitals, places of worship, schools, and other community buildings. This information is all found in the [2025 Climate Subcabinet Report](#), which also emphasizes the importance of these policies: “Improving the energy efficiency of buildings reduces the overall energy demand, in turn, reducing emissions from energy production and fuel combustion, reducing demand on the electricity grid, lowering energy costs, and improving indoor comfort.” The Subcabinet Report is also clear that the total energy use (electricity and fuels) across all residential and commercial buildings must decline more steeply in order to follow the Climate Pollution Reduction Plan. This is where new policies like HB 870 come in.

The Large Buildings for Tomorrow Act will apply to large commercial and multifamily buildings (35,000+ square feet) that are subject to Maryland’s BEPS. Once in effect, it will require these buildings to be net zero greenhouse gas emissions and meet site energy use intensity (EUI) performance targets. The bill also includes fuel-neutral compliance provisions to prevent energy code bias across fuel types. There are also

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provisions for a limited waiver process where a required measure cannot reasonably be implemented.

If we achieve the greenhouse gas emissions targets set in law by the Climate Solutions Now Act and follow the state's Climate Pollution Reduction Plan, we are poised to see up to \$321 million in additional health benefits in 2031 compared to current policies and to grow Maryland's GDP by \$5.3 billion. For these reasons, Maryland LCV urges a favorable report on HB 870.