



House Environment and Transportation Committee
February 25, 2026

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

POSITION: OPPOSE

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 **opposition** for House Bill 870.

House Bill 870 mandates that new energy conservation requirements be adopted by October 1, 2028, for all newly constructed “covered buildings” – defined as commercial or multifamily buildings with a gross floor area of 35,000 square feet or more.

Many of Maryland’s largest corporate and research campuses, especially those anchored by major technology firms and life science companies, routinely include multiple buildings exceeding this threshold. These facilities are a core element of Maryland’s economy and are central to cutting-edge scientific discovery (including drug development labs, bio-manufacturing, etc.); high impact research and development that drives high-wage job growth and sustained regional economic development. Many of these facilities have unique energy requirements that differ substantially from standard commercial office space. Therefore, many energy performance measures that are effective in standard commercial or residential spaces are not technically feasible or safe in lab settings, where temperature, air changes per hour, humidity, and contaminant control are essential for scientific integrity and safety.

The Maryland General Assembly recognized this when it passed the Climate Solutions Now Act of 2022 (CSNA). That law required that the State “As necessary, include special provisions or exceptions to account for...the unique needs of particular building or occupancy types, including health care facilities, **laboratories**, assisted living and nursing facilities, military buildings, critical infrastructure, and **buildings used in life sciences** as defined in § 3-201 of the Economic Development Article.”¹ Last Session, the General Assembly passed House Bill 49, which requires the Maryland Department of the Environment to analyze the potential costs and benefits of policy options for building energy performance standards. This analysis must be completed by December 31, 2026. Accordingly, MTC urges the committee to evaluate the goals of this bill as they relate to new construction under the study initiated last year. In any event, we continue to urge the General Assembly to incorporate the intent of the above-referenced language from the CSNA of 2022 regarding the unique nature of laboratories, as well as other energy-intensive but critical research and development activities.

For these reasons, we respectfully request an unfavorable report on House Bill 870.

For more information call:

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¹ [2022 Regular Session - Senate Bill 528 Chapter \(maryland.gov\)](https://mde.maryland.gov/2022-regular-session-senate-bill-528-chapter)