



NATIONAL
ASSOCIATION of
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May 8, 2013

The Honorable Jeanne Shaheen
520 Hart Senate Office Building
Washington, DC 20510

The Honorable Rob Portman
448 Russell Senate Office Building
Washington, DC 20510

Dear Senators Shaheen and Portman:

On behalf of the one million members of the National Association of REALTORS®, I wish to thank you for your work on improving S. 761, “The Energy Savings and Industrial Competitiveness Act.” We share your belief that a voluntary, incentive-based approach to energy efficiency for buildings is more effective than “one size fits all” regulation.

Specifically, we thank you for working to improve specific provisions of the bill, including:

- 1) Clarifying that any energy saving targets or suggestions by the Department of Energy (DOE) to the IECC/ASHRAE model building codes are purely voluntary and non-binding. DOE must also consider a target’s economic achievability, provide for public notice and comment, and ensure compliance with the Small Business Regulatory Enforcement Fairness Act to help minimize any small business impact. These are vital administrative protections not currently codified in law.
- 2) Shifting toward voluntary and increased funding opportunities for state programs, rather than providing authority for mandatory energy labeling that would stigmatize the older and historic buildings.
- 3) Limiting DOE’s discretion in the commercial financing sections of the bill. In the current financing environment we believe it is best to work within existing Federal Housing Financing Administration guidelines that prevent Fannie Mae and Freddie Mac from backing mortgages without first lien priority.

We also wish to commend you for the extraordinarily open and transparent process you have taken in writing this bill. The improvements, which reflect the input of many diverse stakeholders, have made for a considerably more effective bill. REALTORS® appreciate the opportunity to participate in the process and look forward to working with you as the bill moves through the legislative process.

Sincerely,

Gary Thomas
2013 President, National Association of REALTORS®



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cc: Members of the Senate Energy and Natural Resources Committee