



NATIONAL ASSOCIATION OF REALTORS®

The Voice For Real Estate®

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December 16, 2009

The Honorable Dave Reichert
U.S. House of Representatives
1730 Longworth House Office Building
Washington D.C. 20515

The Honorable Ron Kind
U.S. House of Representatives
1406 Longworth House Office Building
Washington D.C. 20514

Representatives Reichert and Kind:

On behalf of the 1.2 million members of the National Association of REALTORS®, thank you for introducing H.R. 4226, the Expanding Building Efficiency Incentives Act of 2009. This important, bipartisan legislation would extend and expand the scope of building efficiency incentives across the spectrum of real estate, including new and existing homes, commercial buildings and manufactured homes. These incentives are essential to promoting energy efficiency in buildings, which creates green jobs and reduces consumers' energy bills.

Many property owners seek to improve the energy efficiency of their home or building but do not now have access to the resources and tools they need. This bill helps provide critical tools and resources for building efficiency. Enabling consumers to deduct more of the expense associated with energy audits and improvements will mitigate the upfront cost that poses a major obstacle to building efficiency. Extending the duration of these incentives offers certainty in the market so that consumers may stage investments over time with confidence. Homes and buildings are long-term assets and ensuring that they are highly efficient at the time of construction or retrofitting is critical to achieving long-term efficiency goals.

Investments in building energy efficiency are critical to developing better energy performance of our nation's homes and buildings while also stimulating the economy and job creation. We urge expeditious consideration and support of H.R. 4226, The Expanding Building Efficiency Incentives Act of 2009.

Sincerely,

Vicki Cox Golder, CRB
2010 President, National Association of REALTORS®