



NATIONAL ASSOCIATION OF REALTORS®

The Voice For Real Estate®

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April 14, 2010

The Honorable Henry Waxman
Chairman, House Committee on Energy and Commerce
2125 Rayburn House Office Building
Washington, DC 20515

Dear Chairman Waxman:

The Energy and Commerce Committee is expected to consider a manager's amendment to the "Home Star Energy Retrofit Act of 2010" (Committee Print), as reported by the Subcommittee on Energy and the Environment. Included in the amendment is a provision clarifying that the Home Star energy performance evaluation of a home used to calculate a rebate could not be used to implement a mandatory home energy labeling program. The National Association of REALTORS® strongly supports this provision.

There are many homeowners who would like to take advantage of the rebates under the voluntary Home Star program and save on energy bills, but would be discouraged from doing so if the program requires an energy label as a condition for the incentives. Labeling stigmatizes older properties which would most benefit from the Home Star program. A disproportionate share of these homes are owned or occupied by populations which live on modest or fixed incomes according to the latest American Housing Study. This provision would prohibit the Energy Department from using authority under the Home Star program to implement a much broader labeling program without interfering with the Rebate program's assessment process.

Thank you for your work on this clarifying provision. The manager's amendment would significantly improve the Home Star program making its voluntary energy efficiency incentives available to more Americans. We look forward to continuing to work with the Committee and other members of Congress as the legislative process continues.

Sincerely,

A handwritten signature in black ink that reads "Vicki Cox Golder".

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

cc: Members of the Energy and Commerce Committee