



May 22, 2024

The Honorable Cathy McMorris Rodgers
Chair
U.S. House Energy and Commerce
Committee
2188 Rayburn House Office Building
Washington, D.C. 20515

The Honorable Frank Pallone
Ranking Member
U.S. House Energy and Commerce
Committee
2107 Rayburn House Office Building
Washington, D.C. 20515

Dear Chair Rodgers and Ranking Member Pallone,

On behalf of more than 1.5 million members of the National Association of REALTORS® (NAR), thank you for holding this important hearing to examine the impact of green building policies, such as enhanced energy efficient building codes, on housing affordability. Today's hearing comes at a pivotal time for Americans struggling to pay their rent or mortgage, and while there is no single solution to address housing affordability, NAR is encouraged by the bipartisan efforts in Congress that will have long-term positive impacts at all levels of the housing supply.

While NAR shares the goal of building high-performing energy efficient and quality homes nationwide, we urge against any proposals to attach specific energy efficient building code requirements to new construction. We urge you to consider the impacts of new requirements on housing production and support voluntary efforts that promote energy efficiency without exacerbating America's housing challenges.

Building codes and standards are an essential component of all housing construction and NAR supports the development of cost-effective and technically feasible codes and standards. However, expansive new energy code requirements will burden home construction. Recent research published by the National Multifamily Housing Council (NMHC) and the National Association of Home Builders found that government regulation accounts for over 40 percent of multifamily development costs.

NAR believes that tax and other market-based incentives and voluntary strategies to improve a building's energy efficiency will achieve building performance goals that will increase housing opportunities for all. Congress should focus on promoting and enhancing existing programs and tools for promoting energy efficiency and sustainable buildings, including addressing energy performance in older, existing buildings.


NAR urges Congress and this Committee to address the housing supply challenges across the nation without imposing additional regulatory obligations that hinder the capacity for creating new housing. Thank you again for your leadership on these issues. NAR looks forward to working with the committee to help address housing affordability and the dream of homeownership for all.

Sincerely,

A handwritten signature in black ink that reads 'Kevin M. Sears'.

2024 President, National Association of REALTORS®

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