

June 24, 2013

The Hon. Ron Wyden
Chair
Committee on Energy & Natural Resources
U.S. Senate

The Hon. Lisa Murkowski
Ranking Member
Committee on Energy & Natural Resources
U.S. Senate

The Hon. Al Franken
Chair
Subcommittee on Energy
U.S. Senate

The Hon. Jim Risch
Ranking Member
Subcommittee on Energy
U.S. Senate

The Hon. Michael Bennet
U.S. Senate

The Hon. Kelly Ayotte
U.S. Senate

Re: *Better Buildings Act (S. 1191 —“Tenant Star”*)

Dear Senators:

We represent real estate owners, developers, building managers, energy service companies, efficiency financing sources, environmental and efficiency advocates, and other stakeholders who support market-based solutions to lower energy consumption in our built environment. As the Senate considers energy legislation, we support proposals that encourage cooperation by landlords and tenants in our nation’s commercial buildings to save energy as leased spaces in these structures are designed, constructed, used, and occupied.

We thus commend Senators Bennet and Ayotte for introducing S. 1191, the “Better Buildings Act of 2013.” The act takes a market-driven, voluntary, “best practices” approach to align building owners and their tenants to reduce demands on the energy grid. As this proposal fits within existing voluntary programs, it has no regulatory impact and does not require new appropriations.

To date, bills addressing energy efficiency have focused on how real estate owners and developers may lower energy consumption at the “whole-building” level. But in fact, owners and managers of large buildings control only about 50% of their structures’ total energy; tenants consume at least half. The Better Buildings Act takes a holistic approach by considering office tenants’ impact on energy consumption and behaviors. Notably, the act brings the voluntary ENERGY STAR rating for whole-buildings to the next level by authorizing a “Tenant Star” program to certify leased spaces in buildings as energy efficient. Considering the overwhelming success and private sector acceptance of ENERGY STAR for buildings – which are located in all 50 states, represent billions of square feet of commercial floorspace, and saved American businesses over \$2.7 billion in utility bills in 2012 *alone* – it is sound energy policy to evolve this program to the “Tenant Star” level of leased spaces.

We strongly support the Better Buildings Act and its “Tenant Star” provisions. We urge the Senate to enact S. 1191 whether on its own or as part of any energy package that may be put to a vote.

cc: The Hon. Jeanne Shaheen
The Hon. Rob Portman
Members of the Senate Energy and Natural Resources Committee

BETTER BUILDINGS ACT (S. 1191/H.R. 2126) – “TENANT STAR” ENDORSERS

Alliance to Save Energy
American Council for an Energy-Efficient Economy
American Hotel & Lodging Association
American Institute of Architects
American Resort Development Association
American Society of Interior Designers (ASID)
ASHRAE
Association of Energy Engineers (AEE)
Bayer MaterialScience LLC
Boston Properties
Brandywine Realty Trust
Building Owners and Managers Association (BOMA) International
CBRE, Inc.
CCIM Institute
Danfoss
EIFS Industry Members Association (EIMA)
Empire State Building Company/Malkin Holdings
Energy Systems Group
First Potomac Realty Trust
Illuminating Engineering Society (IES)
Institute for Market Transformation
Institute of Real Estate Management
International Council of Shopping Centers
Johnson Controls, Inc.
Jones Lang LaSalle
LBA Realty
LonMark International
Metrus Energy, Inc.
NAIOP, the Commercial Real Estate Development Association
National Apartment Association
National Association of Energy Service Companies (NAESCO)
National Association of Home Builders
National Association of Real Estate Investment Trusts
National Association of REALTORS®
National Association of State Energy Officials
National Electrical Manufacturers Association
National Fenestration Rating Council (NFRC)
National Multi Housing Council
Natural Resources Defense Council
OpenADR Alliance
Plumbing-Heating-Cooling Contractors—National Association
Prologis, Inc.
Real Estate Board of New York
Related Companies
Rising Realty Partners
Rudin Management Company, Inc.
Sheet Metal and Air Conditioning Contractors National Association, Inc.
Shorenstein Properties LLC
Sierra Club
Spray Polyurethane Foam Alliance (SPFA)
SUN DAY Campaign
The Real Estate Roundtable
The Stella Group, Ltd.
Tishman Speyer
Transwestern
U.S. Green Building Council
USAA Real Estate Co.
Vinyl Siding Institute
Vornado Realty Trust