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March 29, 2021

The Honorable Kumar Barve, Chairman
House Environment and Transportation Committee
Room 251, House Office Building
Annapolis, Maryland 21401

RE: Senate Bill 414 - Climate Solutions Now Act of 2021 - FWA

Dear Chairman Barve and Members of the Committee,

I am writing on behalf of the Building Owners and Managers Association (BOMA), to respectfully request a favorable report on Senate Bill 414 with amendments.

BOMA is a trade association that represents the interests of commercial and real estate owners, real estate professionals and our associate members through effective leadership in advocacy, collection and dissemination of industry information, education, community involvement, membership participation, and professional development.

While BOMA opposed House Bill 583 when it was before this Committee, and also opposed SB 414 in the Senate, we now understand that the Committee is actively considering a number of amendments to address stakeholder concerns.

Accordingly, our comments now focus on the language in the bill addressing commercial buildings and, in particular, the language on pages 27 and 28 that applies to major renovations in such buildings. BOMA members are deeply concerned that these provisions may unduly delay, if not halt outright, renovations that are typically required in commercial buildings. While sustainability has been and remains an important principle for BOMA as an organization and for all of its members, the imposition of these requirements could easily make renovations required in the ordinary course of business unaffordable. The result could be that a building owner seeking to make improvements through a major renovation may defer that decision, perhaps indefinitely. Such a decision would not only impair the value of the building in question, it would also adversely affect the value of the building for property tax purposes. For a local jurisdiction such as Baltimore City, the effect could be substantial and certainly harmful.

We respectfully request the Committee to consider these comments as you consider potential amendments to SB 414.

Thank you for your consideration.

Very truly yours,



Bryson F. Popham

cc: Kevin Bauer
Joan Smith