

SUPPORT BIPARTISAN PERMITTING REFORM

119th Congress

STATUS

On December 18, 2025, on a bipartisan basis, the House passed H.R. 4776, the Standardizing Permitting and Expediting Economic Development (SPEED) Act, introduced by Chairman Bruce Westerman (R-AR) and Representative Jared Golden (D-ME). The bill would establish clear timelines, reduce duplicative reviews, and modernize NEPA processes.

The House legislation is a starting point for the Senate to use as they craft a bipartisan, comprehensive reform bill to address issues in their states by improving the permitting process.

THE ASK

The Building Owners and Managers Association (BOMA) International urges members of the House and Senate to support legislation that streamlines the permitting process, particularly for energy and infrastructure development, including support of the SPEED Act (H.R. 4776) in the Senate Environment and Public Works Committee and when it reaches the Senate floor.

BACKGROUND

BOMA advocates for comprehensive bipartisan federal permitting reform to streamline approval processes for energy, infrastructure, and building projects. Modernizing the permitting system is critical to reducing delays, lowering costs, and enabling the commercial real estate sector to meet the needs of our customers.

SUMMARY

The need to reform the process that governs how the United States issues federal permits has strong bipartisan support. There is no question that environmental reviews need to be completed; however, the process has been exploited to slow, halt, or make the costs of completion too high to continue.

- **Excessive Delays:** Federal environmental reviews under NEPA average 4.5 years. Some projects have been stalled for a decade. These delays increase costs and deter investment.
- **Economic Impact:** Outdated permitting rules hinder redevelopment, adaptive reuse, and energy upgrades, as well as new projects designed to revitalize or improve our quality of life.
- **Energy & Grid Reliability:** Permitting bottlenecks slow the deployment of transmission lines and renewable energy projects, jeopardizing energy security and electrification goals.
- **Legal Uncertainty:** Prolonged litigation windows and duplicative reviews create risk for developers, discouraging capital investment and innovation.

In the decades ahead, cities, towns, and commercial hubs across the nation will face a wide array of complex and evolving challenges. Improving the federal permitting process will ensure that important projects can realize the following benefits:

- **Faster Project Delivery:** Streamlined permitting accelerates timelines for building retrofits, conversions, and new developments.
- **Cost Reduction:** Predictable review schedules reduce financing costs and improve project feasibility.
- **Economic Growth:** Unlocks stalled projects, creating jobs and revitalizing communities.

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