

Contact Us

info@boma.org

1101 15th Street NW

Suite 800

Washington, DC 20005

Phone: 202-326-6300

Fax: 202-326-6377

BOMA Leadership

Chair & Chief Elected Officer

Manuel Moreno

PJMB Commercial, Inc.

Pleasanton, CA

Chair-Elect

Luci Smith,

BOMA Fellow, RPA®, FMA®

Link Logistics

Orlando, FL

Vice Chair

Kjersten Jaeb,

RPA®, LEED Green

Associate

Healthpeak Properties, Inc.

Edina, MN

Secretary/Treasurer

Murray S. Greene,

BOMA Fellow, RPA®,

SMA®, CPM

Greene Commercial Real

Estate Group, Inc.

Hollywood, FL

Immediate Past Chair & CEO

Robert M. Six,

BOMA Fellow

Zeller

Chicago, IL

President and COO

Mary Lue

June 9, 2025

The Honorable Susan Collins, Chair
The Honorable Patty Murray, Ranking Member
Committee on Appropriations
U.S. Senate

The Honorable Tom Cole, Chair
The Honorable Rosa DeLauro, Ranking Member
Committee on Appropriations
U.S. House of Representatives

The Honorable Mike Lee, Chairman
The Honorable Martin Heinrich, Ranking Member
Committee on Energy and Natural Resources
U.S. Senate

The Honorable Brett Guthrie, Chair
The Honorable Frank Pallone, Ranking Member
Committee on Energy and Commerce
U.S. House of Representatives

The Honorable Shelley Moore Capito, Chairman
The Honorable Sheldon Whitehouse, Ranking Member
Committee on Environment and Public Works
U.S. Senate

On behalf of the members of Building Owners and Managers Association (BOMA) International, we strongly recommend Congress continue supporting the ENERGY STAR Buildings program at current funding levels. The ENERGY STAR program plays a critical role in the commercial real estate industry, enabling building owners and operators to analyze energy performance and optimize building operations. Importantly, investors and tenants know that certified buildings will have lower energy costs, which will save them money.

The United States commercial real estate industry is a significant driver of the nation's economic engine and one of the foremost employers in the country. BOMA, founded in 1907, is a federation of 81 U.S. local associations whose

members are located in nearly every congressional district across the United States. As the leading trade association for commercial real estate professionals, BOMA represents the owners, managers, service providers, and other property professionals for all commercial building types, including office, industrial, medical, corporate, and mixed-use. U.S. private-sector office buildings served by BOMA's local associations represent 8.6 billion square feet of office space, support 1.7 million jobs, generate \$75 billion in salaries and income, and contributes \$148 billion to the national economy.¹

BOMA International strongly supports the ENERGY STAR Buildings program and urges Congress to carry on their non-partisan vision set forth decades ago and continue this important program. Our industry relies on the ENERGY STAR Buildings program as a proven business tool that advances innovation, building performance, and energy efficiency. While private-sector solutions have an important role, ENERGY STAR remains the industry standard for the following reasons:

- ENERGY STAR offers nationally recognized, trusted tools and certifications that no other program can replicate.
 - Annual building inspections provide continual credibility for owners and occupants.
- ENERGY STAR saves resources that uplift the industry and those who depend on it: in 2024, it helped save 230 billion kilowatt-hours of electricity and avoided \$14 billion in energy costs.²
- ENERGY STAR certifications drive competitiveness and tangible economic returns by increasing sales prices and rental rates by up to 16 percent.
- ENERGY STAR certified buildings provide customers and investors the expectation of lower energy bills and a higher-quality experience.
- EPA's ENERGY STAR Portfolio Manager provides performance metrics on energy use, water use, emissions, and waste generation/disposal critical to the success of the program.
 - Over 330,000 buildings—comprising nearly 25 percent of U.S. commercial building floor space—utilized Portfolio Manager in the last year, underscoring its widespread adoption and effectiveness.³
 - The data is trusted within real estate markets, a value that a third-party entity could not reproduce.
 - Dozens of state and local governments use the data as the IT backbone of their voluntary programs and benchmarking and disclosure and Building Performance Standards laws.
- ENERGY STAR plays a critical role in the commercial real estate industry, enabling building owners and operators to evaluate energy performance, enhance building operations, and demonstrate successful commitments to investors and tenants.

As a government run program, ENERGY STAR Portfolio Manager facilitates trusted data collection and distribution, occupying a pivotal place in the market that privatization could not effectively fill. Programs at the state and local level support Portfolio Manager as the accepted and logical tool to avoid regulatory chaos with the “patchwork” of local requirements for measuring and managing building energy use, which supports energy demand management and growth. BOMA also uses the data for our high-performance building

¹ BOMA 2022 Office Market Study. (2022). BOMA International. <https://boma.org/wp-content/uploads/2024/08/BOMA-2022-Office-Market-Study-1.pdf>.

² Facts and Stats. ENERGY STAR. <https://www.energystar.gov/buildings/about-us/facts-and-stats>.

³ Facts and Stats. ENERGY STAR. <https://www.energystar.gov/buildings/about-us/facts-and-stats>.

challenge programs, BOMA 360 and BOMA BEST, which help make buildings across the nation more efficient, desirable, and profitable.

Buildings are essential spaces for business, providers of high-quality domestic jobs, and lynchpins of local economies. The ENERGY STAR program is important to owners, investors, and occupants, and its impressive track record demonstrates its usefulness and warrants continued congressional support and funding. BOMA International looks forward to continued collaboration with the federal government in advancing energy independence and efficiency in the built environment.

If we can provide any additional information or serve as a resource, please do not hesitate to contact us.

Respectfully,



Manuel Moreno
Chair
BOMA International Executive Committee



Mary Lue Peck
President & Chief Operating Officer
BOMA International

cc: Chris Wright, Department of Energy
Lee Zeldin, Environmental Protection Agency