Local economic conditions, tenant preferences and project development costs determine which energy efficiency measures can realistically be utilized in a particular market. Arbitrary nationwide energy mandates that ignore these local market conditions would create disincentives to new development where the costs cannot be absorbed.

Congress should enact tax policies that promote investment in energy efficiency building improvements, including accelerated depreciation and other targeted provisions to spur these types of investments.

Federal legislation that encourages states to update energy efficiency codes must include considerations for technological and economic feasibility.

NAIOP supports language in the bipartisan Energy Saving and Industrial Competitiveness Act, sponsored by Senators Jeanne Shaheen and Rob Portman, which takes a sensible approach to incentivizing energy efficiency through building code modernization, but does not impose new mandates.

EPA’s Energy Star Portfolio Manager is a voluntary program that enables owners to track and monitor a building’s total energy usage. Because dozens of states, cities and municipalities require building owners to use Portfolio Manager to comply with local energy efficiency ordinances, ensuring that the program’s underlying data is accurate is of utmost importance.