

**Support for Bennet-Ayotte (“Tenant Star”) Amendment
S. Amdt. 1847 to Shaheen-Portman Bill (S. 1392)**

September 11, 2013

Members of the United States Senate:

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.

We urge you to vote for S. Amdt. 1847 – introduced by Senators Bennet and Ayotte – as an amendment to S. 1392, the *Energy Savings and Industrial Competitiveness Act*. The Bennet-Ayotte amendment 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.

S. Amdt. 1847 – also known as “Tenant Star” – encourages 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.

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 Bennet-Ayotte amendment takes a holistic approach by considering office tenants’ impact on energy consumption and behaviors.

Notably, the amendment 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 urge you to vote for S. Amdt. 1847 and its “Tenant Star” provisions.

SUPPORTERS OF S. AMDT. 1847 (BENNET-AYOTTE/“TENANT STAR”)

Air Barrier Association of America
Air Conditioning Contractors of America
Alliance to Save Energy
American Council for an Energy-Efficient Economy
American Gaming Association
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
International Union of Painters and Allied Trades (IUPAT)
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 Institute of Building Sciences
National Insulation Association
National Multi Housing Council
Natural Resources Defense Council
National Restaurant Association
OpenADR Alliance
Passive House Institute US
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

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