

SUPPORT ENERGY STAR

119th Congress

Updated March 2026

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STATUS – Signed into Law

- The House Appropriations Committee allocated \$33 million for the program and included it in a package of spending bills (H.R. 6938), which passed the House on a 397 to 28 vote, and the Senate by a vote of 82-15.
- The President signed the bill into law on January 23, 2026 (Public Law 119-74).
- Rep. Mike Simpson (R-ID), Chairman of the House Interior, Environment Appropriations Subcommittee, and Sen. Susan Collins (R-ME), Chair of the Senate Appropriations Committee, are champions of the program.

THE ASK

The Building Owners and Managers Association (BOMA) International urges members of the House and Senate to: 1) continue funding for this proven public-private partnership that allows commercial building owners and operators to measure and optimize energy performance to reduce operating costs and save energy and 2) to support the transition of primary management authority for the program from the Environmental Protection Agency (EPA) to the Department of Energy (DOE) in 2026.

BACKGROUND

The Energy Policy Act of 2005 formally established ENERGY STAR as a joint EPA–DOE program, requiring the agencies to divide responsibilities through interagency agreements. EPA has been the primary management authority and therefore receives the lion’s share of the operating budget, overseeing product standards, certifications, trademarks, partnerships, and key systems like Portfolio Manager. DOE’s oversight focused on providing technical expertise, research, and limited support for ENERGY STAR’s product-related standards.

On March 3–4, 2026, EPA and DOE formally signed and began implementing a new Memorandum of Agreement (MOA) that established a formal shift in leadership of the ENERGY STAR program, designating DOE as the new lead federal agency while preserving EPA’s continuing role as a collaborating partner. The MOA also replaces earlier interagency agreements from 1996 and 2009 and sets a 10-year term, signaling a long-term, structured realignment rather than a severing of EPA’s involvement.

SUMMARY

BOMA is a multi-decade supporter of the Energy Star program. The portfolio manager program within Energy Star serves a critical role in the commercial real estate industry, enabling building owners and operators to measure and optimize energy performance and reduce operational costs. Importantly, investors and tenants know that certified buildings will have lower energy costs, which will save them money. While private-sector tools have value, Energy Star remains the trusted, industry-standard solution for the following reasons:

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- Over 330,000 buildings comprising nearly 25 percent of U.S. commercial building floor space used the voluntary Portfolio Manager in the last year, underscoring its widespread adoption and effectiveness.
- Energy Star certified buildings signal lower utility bills and higher quality for customers, investors, and tenants, delivering value that no other program can replicate.
- In 2024 alone, ENERGY STAR helped save 230 billion kWh of electricity and avoided \$14 billion in energy costs, driving measurable environmental and economic benefits.
- Dozens of state and local governments use the data as the IT backbone of their voluntary programs, benchmarking, disclosure, and Building Performance Standards laws, reducing regulatory fragmentation and enabling consistent compliance.
- The Energy Star Portfolio Manager program provides credible, nationally recognized performance metrics on energy use, water use, emissions, and waste generation/disposal that allow owners and managers to benchmark and improve performance.
- As a federal program, Energy Star Portfolio Manager facilitates consistent and trusted data collection and distribution, occupying a pivotal place in the market that privatization could not effectively fill.
- Numerous state and local level programs support Portfolio Manager as the accepted, non-partisan, and logical tool for measuring and managing building energy use, which supports energy demand management and growth. The alternative would be regulatory chaos with a “patchwork” of local compliance requirements.

BOMA's Commitment

BOMA integrates Portfolio Manager into its flagship programs—BOMA 360 and BOMA BEST—to advance high-performance building practices. We actively advocate for 1) continued congressional funding; 2) oppose efforts to privatize or dismantle the program, which would jeopardize consistency, increase costs, and undermine progress toward decarbonization goals; and 3) support the transition of management from EPA to DOE.