

April 20, 2026

Contact Us

1101 15th Street NW Suite 800
Washington, DC 20005
202-326-6301
govt@boma.org

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BOMA Fellow, RPA®, FMA®
Link Logistics
Orlando, FL

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BOMA 2026

BOMA
International
Conference &
Expo

June 27-30, 2026
Long Beach Convention &
Entertainment Center
Long Beach, CA

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U.S. House Appropriations Committee

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Subcomm. on Energy & Water
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The Hon. Jeff Merkley
Ranking Member
Subcomm. on Interior & Environment
U.S. Senate Appropriations Committee

RE: FY 2027 Funding Request for ENERGY STAR®

Dear Chairs and Ranking Members:

The Building Owners and Managers Association (BOMA) International strongly supports the Energy Star program, jointly administered by the US Department of Energy and the Environmental Protection Agency. We greatly appreciate the support the Committees showed for the program in the FY 2026 spending bill signed into law in January and respectfully request continued support in FY 2027.

Specifically, **BOMA requests Energy Star funding be explicitly included in the appropriations bill text. For FY'27, the amount should consolidate past funding (\$33M - \$36M) expressly given to the Environmental Protection Agency (EPA), plus amounts used by the Department of Energy (DOE) historically to run its portion of the program.** A specific amount in statutory text – appropriated to DOE – is needed for the FY'27 spending bill, in light of its new role as Energy Star's "lead agency" under the Memorandum of Agreement (MOA) signed with EPA last month. BOMA also requests strong report language showing Congress's interest in the program and sufficient oversight to ensure a smooth and comprehensive transition from EPA to DOE.

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 79 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 contribute \$148 billion to the national economy.

In 2026, the Energy Star program is presented with a new future. BOMA signed a March 30, 2026, multi-coalition letter and sent our own letter on April 7, to support DOE’s new role as “lead agency” for the program, as outlined in last month’s Memorandum of Agreement with EPA. Ample, consolidated agency resources for FY’27, in line with FY’26 funding levels, are essential to maintain continuity of operations during this transition phase.

BOMA’s primary focus is on the Portfolio Manager® program. This trusted, voluntary, public-private partnership is essential for benchmarking energy, water, and emissions performance across commercial real estate portfolios. It provides standardized, impartial data that underpins sustainability initiatives, regulatory compliance, and market transparency.

Why Portfolio Manager matters:

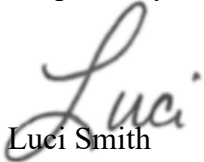
- **Industry Standard:** Over 330,000 buildings, representing nearly 25% of U.S. commercial floor space, use Portfolio Manager annually, making it the most widely adopted benchmarking platform in North America.
- **Regulatory Backbone:** State and local governments rely on Portfolio Manager for benchmarking and disclosure laws and Building Performance Standards, preventing a costly and confusing patchwork of compliance tools.
- **Market Confidence:** Government-sourced data ensures credibility that private-sector alternatives cannot replicate, supporting investor confidence and tenant engagement.
- **Savings & Performance:** Since 1992, the entire Energy Star program and its partners have helped American families and businesses save 5 trillion kilowatt-hours of electricity and avoid more than \$500 billion in energy costs. Drilling down, the continually increasing number of Portfolio Manager users is indicative of a well-performing program.

BOMA integrates Portfolio Manager into our flagship programs—BOMA 360 and BOMA BEST—to advance high-performance building practices. Building owners that participated in these programs expect to achieve verified improvement in operational and energy performance through structured benchmarking and continuous operational improvement, resulting in stronger asset value, market credibility, and environmental performance.

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 efficiencies that reduce operational costs in the built environment.

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

Respectfully,



Luci Smith
Chair & Chief Elected Officer
BOMA International



Mary Lue Peck
President & Chief Operating Officer
BOMA International