



California Energy Commission
DOCKETED
14-EUDP-01
TN # 74856
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CALIFORNIA ASSOCIATION OF REALTORS®

February 27, 2015

Commissioner Andrew McAllister
California Energy Commission
Dockets Office, MS-4
RE: Docket No. 14-EUDP-01
1516 Ninth Street
Sacramento, CA 95814-5512

RE: Amendments - Nonresidential Building Energy Use Disclosure Program: California Code of Regulations Title 20, Section 1680 through 1684

Dear Commissioner McAllister:

Thank you for the opportunity to provide comments on the Nonresidential Building Energy Use Disclosure Program draft regulations. The CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.) seeks to be a valuable resource to the California Energy Commission (Commission) and its staff in its efforts to improve regulations related to energy use benchmarking in existing nonresidential (commercial) properties and its disclosure to prospective purchasers and tenants.

C.A.R. is very encouraged by the proposed amendments to the regulation and believes that it removes many of the barriers to compliance for commercial properties. Requiring tenant consent to obtain utility records was a major barrier to building owner compliance in the adopted regulation.

As proposed in the draft regulations, C.A.R. supports: (1) Creation of a "Virtual Meter", which alleviates the issues with obtaining tenant consent; (2) Exempting buildings 10,000 sq. ft. and under from complying with benchmarking requirements, as they represent a relatively small percentage of the State's commercial floor space, and; (3) Delivery of benchmarking disclosures to prospective purchases that more closely mirror the real estate transaction disclosure process.

C.A.R. would, however, suggest that the Commission consider altering the delivery of benchmarking disclosures to prospective tenants to more closely reflect their contractual development process.

The CALIFORNIA ASSOCIATION OF REALTORS® very much appreciates the opportunity to participate in this process and looks forward to ongoing collaboration with the California Energy Commission, its staff and all interested parties in the development of meaningful policy to establish clear and reasonable commercial benchmarking requirements.

Thank you again for your consideration.

Sincerely,

Jennifer C. Svec
Legislative Advocate
California Association of REALTORS®

cc: Commissioner Karen Douglas
Dockets Office



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