



BOMA International

Government Affairs Committee
Meeting Take-Home Sheet

January 18, 2019

2018 Federal Legislative Recap

ADA Lawsuit Reform: For the first time, the House of Representatives passed H.R. 620, the ADA Education & Reform Act in February 2018. While this bill did not move forward in the Senate, BOMA has been engaging with members on both sides of the aisle to find a commonsense solution that will help to protect members and curb these frivolous lawsuits.

Preserving ENERGY STAR: BOMA played a pivotal role in ensuring that ENERGY STAR was preserved in the appropriation process. Throughout the year, BOMA met with key lawmakers and decision makers to emphasize the importance of this highly effective and efficient government program to the commercial real estate industry.

179-D: BOMA continues to fight for the extension and permanence of the Energy Efficient Commercial Building Tax Deduction, 179-D, which expired at the end of 2017. During congressional hearings last year, BOMA testified on the importance of continuing the incentive, which may be addressed in the coming months.

Qualified Improvement Property (QIP): BOMA continues to urge Congress to act on a legislative fix for the depreciation of leasehold improvements (now called Qualified Improvement Property) which was accidentally changed from 15 years to 39 years in 2017's tax package. We lobbied for a technical correction in 2018, but the political climate during an election year made passing legislation problematic. This continues to be a top priority for BOMA in 2019.

Industry Defense Fund

Three projects were approved for funding in 2018:

BOMA/Cleveland – Successfully countered a ruling by the Public Utilities Commission of Ohio, which would have strictly regulated submetering utility fees to tenants.

BOMA/San Francisco – Campaigned against a ballot measure that will massively increase the city's commercial rent tax, from 0.3% to 3.8%, to fund human services programs.

BOMA/Pittsburgh – Fought against the city's "Safe & Secure Building Act," which would require many building owners to pay for specified training for building personnel.

State & Local

Trending Issues: The results of the annual issues survey are in, and the top issues from 2018 (identified by most respondents) include: *commercial rent taxes, sales taxes on services, energy benchmarking, homelessness, and comfort animals*. A summary of the survey results will be available on the BOMA website at the end of this month.

Advocacy Tools: BOMA International continues to roll out new services to aid local associations and state coalitions in their advocacy efforts including a free state legislative tracking service, and technical and writing assistance to support local campaigns. Contact Ken Rosenfeld, Director of State and Local Affairs, for more information.

W² Challenge Update

In 2018, BOMA launched this ground-breaking initiative to elevate the industry's sustainability efforts to the next level. Participants are asked to benchmark water consumption and/or waste output in ENERGY STAR® Portfolio Manager® and, in return, receive progress reports, helpful tips and additional resources and recognition opportunities. Year 1 was focused on generating participation, which has exceeded all expectations, with over 2,000 buildings actively participating in 310 cities, sharing 409 million square feet of property. Visit www.boma.org/w2.

ENERGY STAR Scores Update

In August, the EPA instituted new 1-to-100 ENERGY STAR building scores based on the latest market data collected through the Commercial Building Energy Consumption Survey (CBECS). After scores were released, many members noticed unexpected fluctuations in their scores. As such, the EPA undertook a review period and solicited feedback from the commercial building sector. BOMA International communicated with the EPA during this review phase by compiling feedback and data from over 100 members. Additionally, BOMA partnered with the EPA and NAIOP in co-hosting a webinar to provide an update on the EPA's process. We are anticipating some changes to the scoring matrix this year.

Tax & Finance

With Terrorism Risk Insurance set to expire in 2020, BOMA has once again joined the Coalition to Insure Against Terrorism, to ensure that lapses do not occur in this important program.

BOMAPAC

In 2018, BOMAPAC successfully raised over \$80,000, well surpassing our initial goal of \$75,000. This is an over 50% increase since 2016. Our goal for 2019 is to raise \$85,000. To do so, we have issued the \$1,000 Challenge to all local associations, which tasks each local association to raise at least \$1,000 in 2019. If all locals rise to the challenge, we will successfully reach our 2019 goal and be that much closer to hitting the \$100,000 mark. At the end of the year, each BAE who successfully raises \$1,000 or more for the PAC will be entered into a drawing to win a \$500 Visa gift card.

Committee Involvement

Interested in becoming more involved with BOMA International's Government Affairs Committee? We are looking for members who are interested in joining one of the GAC's three subcommittees: BOMAPAC Council, Energy & Environment, and State and Local Affairs. This is a great opportunity to provide your expertise or industry insight and make a difference for BOMA members across the board. Please email Government Affairs & PAC Manager, Meg Novak, at the contact information below for more information.

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