naiop
National Association of Industrial and Office Properties

NYC/Westchester/Fairfield County Chapter

March 7, 2008

Committee on Planning and Development
Connecticut General Assembly
Room 2100, Legislative Office Building
Hartford, CT 06106

RE: Raised Bill 5798: Tax Credit for Green Buildings

Dear Members of the Committee on Planning and Development:

The National Association of Industrial and Office Properties (NAIOP), totaling more than 16,000 members, is the nation's largest commercial real estate trade organization and is comprised of owners, investors, and developers of commercial, industrial, and mixed use real estate. Our Connecticut members are served by the New York City-Westchester County-Fairfield County Chapter in which I lead the Government and Legislative Affairs Committee. In that capacity I write to support Raised Bill No. 5798, An Act Establishing a Tax Credit for Green Buildings.

NAIOP has a strong and committed interest in advancing the principals of environmentally sustainable design throughout the nation and we applaud legislative efforts to make responsible "Green Conduct" a part of our national culture and consciousness. Consistent with this position, our local NAIOP Chapter supports RB 5798 as a positive, non-coercive, incentive that will drive the market toward green development.

We support legislation that provides transferable tax credits that serve as an incentive to green development. Such incentives are much better vehicles to advance the cause of green development than are mandatory building code provisions that tend to impede the green development process. In going forward with this legislation we encourage you to adopt criteria for issuance of the credits that are performance oriented and not necessarily tied to a particular standard, such as the U.S. Green Building Council's Leadership in Energy and Environmental Design rating, which does not necessarily consider Connecticut conditions and which does not make accommodations for differing kinds of commercial construction.

While we reserve our ability to make further comments that will help improve this bill, NAIOP stands ready to serve as a resource to assist the legislature in its efforts to achieve green development in Connecticut.

Moving forward, we would like for the General Assembly to consider NAIOP as a resource with regard to "Green Building" issues. We would welcome the opportunity to present proposed solutions for the problems that confront our built environment. We ask that we be allowed to get involved in the process to assure that the law is capable of being applied fairly and interpreted with clarity by those of us in the commercial real estate development industry.

We at NAIOP would be very pleased to provide additional information about our concerns. Please feel free to call me to discuss this with me personally at 203-363-7670.

Very truly yours,

Barry J. Trilling
Chair, Government and Legislative Affairs Committee
New York City-Westchester County-Fairfield County Chapter
NAIOP

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