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Members of the Connecticut General Assembly  
State Capitol, Hartford, CT

RE: **SB 882**

THE GOVERNOR'S CLIMATE MITIGATION AND HOME ENERGY AFFORDABILITY BILL

Dear Assembly Members,

I support Senate Bill 882.

There is benefit to real estate buyers *and* renters to have a clear idea of the likely energy use of any building they are considering.

For example: The MPH rating of new cars matters to many buyers. If they care about paying less for gas and daily use, they will consider the mileage rating. It's an incentive for better mileage vehicles.

Buildings account for approximately 40% of the energy used in our country. Any long-term environmental solution reducing greenhouse gases must, therefore, include more energy efficient buildings. Having energy ratings for building can be an important tool for consumers to better understand how much energy buildings use – it attributes value to better performing buildings (in the real estate market), and it is an incentive for people to invest in energy efficiency improvements to their houses (to increase their desirability and value).

A Freddie Mac study:

Energy Efficiency: Value Added to Properties & Loan Performance

([https://sf.freddiemac.com/content/assets/resources/pdf/factsheet/energy\\_efficiency\\_white\\_paper.pdf](https://sf.freddiemac.com/content/assets/resources/pdf/factsheet/energy_efficiency_white_paper.pdf))

finds HERS-rated homes sell for more than comparable unrated homes. This benefits both sides of every Real Estate deal – a win-win.

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