



Testimony of the New York State Builders Association  
and the Long Island Builders Institute regarding the  
Climate and Community Protection Act  
Before the New York State Senate Majority  
Mineola, NY  
February 15, 2019

TESTIMONY OF THE NEW YORK STATE BUILDERS ASSOCIATION AND THE LONG ISLAND BUILDERS  
INSTITUTE REGARDING THE CLIMATE AND COMMUNITY PROTECTION ACT

My name is Mitchell H. Pally, the chief executive officer of the Long Island Builders Institute, and I am testifying on this very important policy initiative on behalf of both LIBI and the New York State Builders Association. Both organizations are very supportive of the concept of this legislation but have some specific issues we would like to make the sponsors aware of as they move forward during this legislative session.

Over the past number of years, regulatory and legislative initiatives have substantially increased the energy efficiency requirements on both single family and multi family homes. Going forward beyond today's standards, it is necessary, in determining the implementation of various additional energy efficiency and code mandates, to provide a rigorous analysis of the cost and economic consequences which must be factored into any time requirements for achievement of such standards. It is obviously much more difficult to achieve significant changes within already existing homes and such challenges are also important within new home construction, depending on the location and type of home being constructed. Implementation of such new standards requires patience, persistence and financial assistance programs both in the form of grants and also with respect to limitations on real property taxes. This is even more apparent as New York State and Long Island specifically contends with a significant lack of affordable housing for our young people. Meeting the additional requirements imposed by this legislation increases the regulatory barriers to development, especially affordable housing in high cost areas such as Long Island, and results in additional costs to homebuyers. The legislation should be amended to ensure that there is a recognition of financial and economic costs to homebuyers, homeowners and renters which must be effectively balanced against any timeline for achievement of such goals.

In addition, to the very important need for such an analysis, LIBI and NYSBA would like to bring to your attention the following concerns:

1. All advisory panels included within the legislation should require participation of the residential construction industry, especially as it relates to changes in building and energy codes along with land use and zoning statutes.
2. There should be specific zoning and planning requirements within the legislation which go beyond the generic measures now being discussed. Land use changes can play a very meaningful role in the reduction of such emissions and the residential home building industry must be part of those discussions.
3. DEC's regulatory authority with regard to its ability to impose a new carbon tax should be capped so as to ensure that such rates do not dramatically affect homeowners and renters.
4. The application of prevailing wage requirements to the work necessary for multi family residential buildings to achieve zero GHG emissions levels will significantly increase the cost of new construction, rehabilitation and upgrades to residential buildings. Our analysis indicates that there is between a 35-40% differential when prevailing wage requirements are imposed unilaterally against residential projects.

5. We are very concerned that the cost of new mandated solar requirements for new residential homes will add over \$10,000 to the cost of each home, dramatically affecting the ability to promote affordable homes in our region.

The Long Island Builders Institute and the New York State Builders Association fully understand the effects of climate change on our communities and the need for action. However, all we ask is that such action be achieved and implemented in a manner which fully understands the repercussions of such actions on our industry and allows us to fully participate as such decisions are being made.

Thank you very much for your consideration of our views and for giving us the opportunity to testify today.