



POLICY STATEMENT CLIMATE CHANGE

BACKGROUND

The Pennsylvania Association of REALTORS® (PAR) is committed to the principals of sustainability and energy conservation among our members and the citizens of the Commonwealth. This foundation guides PAR in shaping policies that are environmentally sound and remain true to the core values of PAR membership. As climate change and scientific research debate continues, government entities are taking steps to mitigate climate change with far reaching implications for the real estate industry in Pennsylvania.

PAR's commitment to the environment is evident in the renovation of its headquarters where care was taken to minimize carbon emissions, reduce water consumption and use natural lighting. Understanding that commercial and residential buildings account for 40% of all energy consumption in the United States¹, PAR has set an example among its members.

PAR POSITION

PAR is committed to supporting commercially reasonable strategies with voluntary, performance-based incentives to support sustainability, energy conservation and the reduction greenhouse gas (GHG) emissions.

Development of climate change policy should be guided by the key principles of protecting private property rights, maintaining affordability/availability and Smart Growth principles², which accommodate commercial and residential growth. Because environmental initiatives and responsible development are not mutually exclusive, those initiatives should not be barriers to the ability to own, use and transfer property.

We support state and local approaches based on Smart Growth principles to reduce GHG and to conserve natural resources and promote sustainability.

We support solutions that encourage sustainable practices and energy efficiency through measures such as expedited permitting, tax credits, abatements and other direct incentives to property owners and tenants. We support voluntary programs and investments that incentivize retrofits,

¹ Charlotte Jameson & Rob Sargent, "Building a Better Future; Moving towards zero pollution with highly efficient homes and businesses," PennEnvironment Research & Policy Center, April 2009.

² National Association of REALTORS®, "[Smart Growth: A toolkit for REALTORS®.](#)" 2006

transportation, infrastructure, water availability, and risk management with regard to climate change policy.

We oppose transaction triggered mandates.

We oppose requirements that impose undue economic impact on property owners, managers and tenants.

PAR encourages energy efficiency, environmental responsibility and education of REALTORS®, affiliates, boards and the community regarding the benefits of voluntary, market-based reductions in GHG and energy conservation.

*Approved by the PAR Board of Directors
January 2011*