



March 11, 2026

The Honorable Rep. Bennett
Committee on House
Environment and Natural
Resources
82 Smith Street,
Providence, Rhode Island 02903

**RE: H. 7484 ACT RELATING TO HEALTH AND SAFETY -- BUILDING
DECARBONIZATION ACT OF 2026**

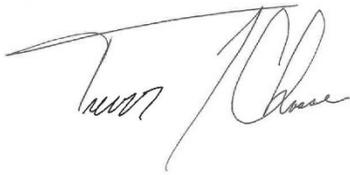
Dear Chairman and Committee Members:

On behalf of the Rhode Island Association of REALTORS® (RIAR), we respectfully submit this testimony in opposition to H. 7484. RIAR represents more than 5,900 licensed real estate professionals who work every day in the listing, sale, leasing, management, and appraisal of residential and commercial real estate and who are committed to stable housing markets, to make Rhode Island a better place to call home.

The Rhode Island Association of REALTORS® has been monitoring H.7484, which would require decarbonizing new construction buildings over 50,000 square feet to all electric buildings. Mandating such a policy will severely impact the market and drive-up prices, thus first-time homebuyers or renters will not realistically be able to buy a home. Reports show that the sales price of industrial properties reached between \$3.25 million and \$5 million this past summer, according to the Real Estate Institute of Rhode Island. The cost of electrifying a new home is unclear, as there is no updated study to our knowledge, however if you repurpose an existing building, it could cost tens of thousands of dollars depending on labor cost and square footage, according to a 2021 report by Home Innovations Research Labs and National Association of Home Builders.

While the Realtors® support and promote ways to protect our climate, we ask that the General Assembly oppose H. 7484, as it would be irresponsible, unaffordable, and unrealistic for those buying homes. The state of Rhode Island cannot afford to mandate policies that will exponentially increase the cost of building new homes, especially during a time where we need more rental and ownership opportunities.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Trevor J. Chasse". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Trevor J. Chasse
Director, Government Affairs
Rhode Island Association of REALTORS®
