

BOMA ADVOCACY MEETING RECAP

FEDERAL LEGISLATIVE UPDATES

BOMA concluded 2019 with an impressive set of legislative wins! After years of hard work, 179D, the Energy Efficient Commercial Buildings Deduction, was extended through 2020 and retroactively reinstated from 2018. BOMA continues to work on a longer-term extension of the program to ensure that building owners can take full advantage of the benefit.

Additionally, BOMA's aggressive ground campaign helped secure a long-term extension of the Terrorism Risk Insurance Act (TRIA). TRIA was set to sunset at the end of 2020, but a seven-year reauthorization in 2019 guarantees that building owners do not have to be concerned about coverage cancellation.

BOMAPAC

BOMAPAC had a tremendous year in 2019, raising over \$90,000. In 2020 BOMAPAC's goal will be to raise \$100,000, shattering all previous records and elevating BOMAPAC's status to a six-digit PAC. To encourage participation among all local associations, we are not only continuing the \$1,000 challenge, we are upping the incentive. BAEs that raise \$1,000 this year for BOMAPAC will be entered to win a \$1,000 VISA gift card drawing, double the prize money from the 2019 challenge. In addition to raising money for BOMAPAC, we are asking all local associations to list the PAC Administrative Fund as an optional line item on their dues statements. The administrative fund helps to cover the operational cost of hosting a fundraiser and can accept corporate contributions.

STATE & LOCAL ADVOCACY

Trending Issues: The results of the annual issues survey are in, with thanks to the BAEs for a record-setting response rate. The top topics from 2019, identified by a majority of the local associations as priorities from the past year, include: Sales Taxes on Services, Energy Benchmarking, Homelessness, Transportation/Infrastructure, and Comfort Animals. A complete summary of the survey results will be available shortly on the BOMA website.

Advocacy Tools: The BOMA International advocacy team continues to offer an expanding range of services to aid local associations in their advocacy efforts, including a free state legislative tracking service, policy briefs on hot topics, and strategic and writing assistance to support local campaigns. Contact Ken Rosenfeld or Maria Balzer-Pisciotta with any questions, suggestions or requests for assistance.

NEW INITIATIVES & TOOLS

As the result of previous discussions at GAC, the following new products were introduced in 2019:

- A monthly advocacy e-newsletter covers federal issues, state and local trends, BOMAPAC activities, preparedness updates, building code developments and more.
- A BOMA Policy Brief series was launched, producing white papers on state and local hot topics, beginning with "E-Scooters and the Micromobility Trend," and "Animals in the Workplace."
- A free, state legislative tracking service, GovHawk, is available to all local associations, generating up-to-the-minute reports and alerts based on customized keyword searches; 30 associations are now taking advantage of this offering.
- In order to gain additional value from IDF projects, a new interactive map is featured on the BOMA website, and a research project was launched including interviews of BAEs to gather lessons-learned from past projects.
- Advocacy staff ramped up its direct support to local associations, providing strategic and technical assistance to 20 local associations. Additionally, advocacy staff personally visited over 10 local associations across the country.

ENERGY & ENVIRONMENT

Climate Policies: Efforts to address climate change have led to state and local governments stepping in to adopt carbon reduction policies in the absence of federal leadership. This has resulted in a race to see which jurisdiction can be more “green,” and while the goals may be laudable, in some cases the policies have centered on unfunded mandates on building emissions. In response, at WBM, BOMA is releasing a policy brief on the issue to assist markets that haven’t yet dealt with these issues and holding a discussion at the GAC meeting to share the perspective of several local associations on the leading edge of this trend.

W2 Challenge: BOMA’s ground-breaking sustainability initiative is nearing its conclusion, with nearly 2,000 buildings participating in more than 400 cities. Designed as a two-year water and waste benchmarking challenge, Year 1 (2018) was focused on generating participation and setting a baseline for data, while Year 2 (2019) highlighted best practices and encouraged performance improvements. In 2020, several projects will help celebrate the winners, wrap-up the challenge, and leverage its success to produce new resources. More information is at www.boma.org/w2.

INDUSTRY DEFENSE FUND

These projects were approved for funding by the IDF Oversight Committee in the latter half of 2019 (additional applications will be considered during the Winter Business Meeting):

BOMA/Suburban Chicago: Challenging a flawed interpretation of a Cook County parking tax, which was retroactively expanded to include privately-owned properties with free and open parking.

BOMA/Chicago: Opposing a measure in the city’s new Fair Work Week ordinance that violates the collective bargaining process and national labor law.

BOMA/Hawaii: After successfully defeating state legislation mandating electric vehicle parking requirements, the issue has subsequently shifted to the local level with the city of Honolulu.

BOMA International: Submitting comments to the FCC on a rule that would threaten private property rights by automatically permitting the installation of telecom equipment on leased property.

BOMA International: Participating in a study to determine the economic data associated with creating an Energy Efficiency Qualified Improvement Property (E-QUIP) incentive at the federal level.

Visit the IDF page at www.boma.org/idf to view the interactive map of projects.

TAX & FINANCE

The Tax and Finance Task Force has released a one-pager on a Parking Taxation issue arising from the 2017 tax bill. The concern is that parking at office buildings is now considered a taxable benefit even if the parking is offered free to the tenants. For BOMA members, the IRS guidance outlines an onerous process to help tenants determine the tax they should pay on this benefit. The paper hopes to clarify and explain the concerns BOMA has with the legislation and IRS guidance and how it affects BOMA members. The Task Force is also in the process of reviewing a one-pager on Opportunity Zones for release later in the spring.

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