

114TH CONGRESS  
1ST SESSION

S. \_\_\_\_\_

To promote energy efficiency.

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IN THE SENATE OF THE UNITED STATES

Mr. PORTMAN (for himself, Mrs. SHAHEEN, Ms. AYOTTE, Ms. COLLINS, Mr. MANCHIN, Mr. GARDNER, Mr. FRANKEN, and Mr. BENNET) introduced the following bill; which was read twice and referred to the Committee on \_\_\_\_\_

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**A BILL**

To promote energy efficiency.

1       *Be it enacted by the Senate and House of Representa-*  
2   *tives of the United States of America in Congress assembled,*

3   **SECTION 1. SHORT TITLE; TABLE OF CONTENTS.**

4       (a) SHORT TITLE.—This Act may be cited as the  
5   “Energy Efficiency Improvement Act of 2015”.

6       (b) TABLE OF CONTENTS.—The table of contents for  
7   this Act is as follows:

Sec. 1. Short title; table of contents.

TITLE I—BETTER BUILDINGS

Sec. 101. Short title.

Sec. 102. Energy efficiency in Federal and other buildings.

Sec. 103. Separate spaces with high-performance energy efficiency measures.

Sec. 104. Tenant Star program.

## TITLE II—GRID-ENABLED WATER HEATERS

## Sec. 201. Grid-enabled water heaters.

### **TITLE III—ENERGY INFORMATION FOR COMMERCIAL BUILDINGS**

Sec. 301. Energy information for commercial buildings.

## **TITLE I—BETTER BUILDINGS**

## **2 SEC. 101. SHORT TITLE.**

3 This title may be cited as the “Better Buildings Act  
4 of 2015”.

**5 SEC. 102. ENERGY EFFICIENCY IN FEDERAL AND OTHER**

**6 BUILDINGS.**

7       (a) DEFINITIONS.—In this section:

1       savings in an amount that is not less than the cost  
2       of such installing, implementing, or operating.

3           (b) MODEL PROVISIONS, POLICIES, AND BEST PRAC-  
4       TICES.—

5               (1) IN GENERAL.—Not later than 180 days  
6       after the date of enactment of this Act, the Adminis-  
7       trator, in consultation with the Secretary of Energy  
8       and after providing the public with an opportunity  
9       for notice and comment, shall develop model com-  
10      mercial leasing provisions and best practices in ac-  
11      cordance with this subsection.

12               (2) COMMERCIAL LEASING.—

13                   (A) IN GENERAL.—The model commercial  
14      leasing provisions developed under this sub-  
15      section shall, at a minimum, align the interests  
16      of building owners and tenants with regard to  
17      investments in cost-effective energy efficiency  
18      measures and cost-effective water efficiency  
19      measures to encourage building owners and ten-  
20      ants to collaborate to invest in such measures.

21                   (B) USE OF MODEL PROVISIONS.—The  
22      Administrator may use the model commercial  
23      leasing provisions developed under this sub-  
24      section in any standard leasing document that

1           designates a Federal agency (or other client of  
2           the Administrator) as a landlord or tenant.

3           (C) PUBLICATION.—The Administrator  
4           shall periodically publish the model commercial  
5           leasing provisions developed under this sub-  
6           section, along with explanatory materials, to en-  
7           courage building owners and tenants in the pri-  
8           vate sector to use such provisions and mate-  
9           rials.

10          (3) REALTY SERVICES.—The Administrator  
11          shall develop policies and practices to implement  
12          cost-effective energy efficiency measures and cost-ef-  
13          fective water efficiency measures for the realty serv-  
14          ices provided by the Administrator to Federal agen-  
15          cies (or other clients of the Administrator), including  
16          periodic training of appropriate Federal employees  
17          and contractors on how to identify and evaluate  
18          those measures.

19          (4) STATE AND LOCAL ASSISTANCE.—The Ad-  
20          ministrator, in consultation with the Secretary of  
21          Energy, shall make available model commercial leas-  
22          ing provisions and best practices developed under  
23          this subsection to State, county, and municipal gov-  
24          ernments for use in managing owned and leased  
25          building space in accordance with the goal of encour-

1 aging investment in all cost-effective energy effi-  
2 ciency measures and cost-effective water efficiency  
3 measures.

4 **SEC. 103. SEPARATE SPACES WITH HIGH-PERFORMANCE**  
5 **ENERGY EFFICIENCY MEASURES.**

6 (a) IN GENERAL.—Subtitle B of title IV of the En-  
7 ergy Independence and Security Act of 2007 (42 U.S.C.  
8 17081 et seq.) is amended by adding at the end the fol-  
9 lowing:

10 **“SEC. 424. SEPARATE SPACES WITH HIGH-PERFORMANCE**  
11 **ENERGY EFFICIENCY MEASURES.**

12 “(a) DEFINITIONS.—In this section:

13 “(1) HIGH-PERFORMANCE ENERGY EFFICIENCY  
14 MEASURE.—The term ‘high-performance energy effi-  
15 ciency measure’ means a technology, product, or  
16 practice that will result in substantial operational  
17 cost savings by reducing energy consumption and  
18 utility costs.

19 “(2) SEPARATE SPACES.—The term ‘separate  
20 spaces’ means areas within a commercial building  
21 that are leased or otherwise occupied by a tenant or  
22 other occupant for a period of time pursuant to the  
23 terms of a written agreement.

24 “(b) STUDY.—

1           “(1) IN GENERAL.—Not later than 1 year after  
2       the date of enactment of this section, the Secretary,  
3       acting through the Assistant Secretary of Energy  
4       Efficiency and Renewable Energy, shall complete a  
5       study on the feasibility of—

6           “(A) significantly improving energy effi-  
7       ciency in commercial buildings through the de-  
8       sign and construction, by owners and tenants,  
9       of separate spaces with high-performance en-  
10      ergy efficiency measures; and

11          “(B) encouraging owners and tenants to  
12       implement high-performance energy efficiency  
13       measures in separate spaces.

14          “(2) SCOPE.—The study shall, at a minimum,  
15       include—

16           “(A) descriptions of—

17            “(i) high-performance energy effi-  
18       ciency measures that should be considered  
19       as part of the initial design and construc-  
20      tion of separate spaces;

21            “(ii) processes that owners, tenants,  
22       architects, and engineers may replicate  
23       when designing and constructing separate  
24       spaces with high-performance energy effi-  
25      ciency measures;

1                     “(iii) policies and best practices to  
2 achieve reductions in energy intensities for  
3 lighting, plug loads, heating, cooling, cook-  
4 ing, laundry, and other systems to satisfy  
5 the needs of the commercial building ten-  
6 ant;

7                     “(iv) return on investment and pay-  
8 back analyses of the incremental cost and  
9 projected energy savings of the proposed  
10 set of high-performance energy efficiency  
11 measures, including consideration of avail-  
12 able incentives;

13                     “(v) models and simulation methods  
14 that predict the quantity of energy used by  
15 separate spaces with high-performance en-  
16 ergy efficiency measures and that compare  
17 that predicted quantity to the quantity of  
18 energy used by separate spaces without  
19 high-performance energy efficiency meas-  
20 ures but that otherwise comply with appli-  
21 cable building code requirements;

22                     “(vi) measurement and verification  
23 platforms demonstrating actual energy use  
24 of high-performance energy efficiency  
25 measures installed in separate spaces, and

1           whether such measures generate the sav-  
2           ings intended in the initial design and con-  
3           struction of the separate spaces;

4           “(vii) best practices that encourage an  
5           integrated approach to designing and con-  
6           structing separate spaces to perform at op-  
7           timum energy efficiency in conjunction  
8           with the central systems of a commercial  
9           building; and

10           “(viii) any impact on employment re-  
11           sulting from the design and construction of  
12           separate spaces with high-performance en-  
13           ergy efficiency measures; and

14           “(B) case studies reporting economic and  
15           energy savings returns in the design and con-  
16           struction of separate spaces with high-perform-  
17           ance energy efficiency measures.

18           “(3) PUBLIC PARTICIPATION.—Not later than  
19           90 days after the date of the enactment of this sec-  
20           tion, the Secretary shall publish a notice in the Fed-  
21           eral Register requesting public comments regarding  
22           effective methods, measures, and practices for the  
23           design and construction of separate spaces with  
24           high-performance energy efficiency measures.

1               “(4) PUBLICATION.—The Secretary shall pub-  
2       lish the study on the website of the Department of  
3       Energy.”.

4               (b) CLERICAL AMENDMENT.—The table of contents  
5       in section 1(b) of the Energy Independence and Security  
6       Act of 2007 is amended by inserting after the item relat-  
7       ing to section 423 the following new item:

“Sec. 424. Separate spaces with high-performance energy efficiency measures.”.

8 **SEC. 104. TENANT STAR PROGRAM.**

9               (a) IN GENERAL.—Subtitle B of title IV of the En-  
10      ergy Independence and Security Act of 2007 (42 U.S.C.  
11      17081 et seq.) (as amended by section 103) is amended  
12      by adding at the end the following:

13 **“SEC. 425. TENANT STAR PROGRAM.**

14               “(a) DEFINITIONS.—In this section:

15               “(1) HIGH-PERFORMANCE ENERGY EFFICIENCY  
16      MEASURE.—The term ‘high-performance energy effi-  
17      ciency measure’ has the meaning given the term in  
18      section 424.

19               “(2) SEPARATE SPACES.—The term ‘separate  
20      spaces’ has the meaning given the term in section  
21      424.

22               “(b) TENANT STAR.—The Administrator of the Envi-  
23      ronmental Protection Agency, in consultation with the  
24      Secretary of Energy, shall develop a voluntary program  
25      within the Energy Star program established by section

1 324A of the Energy Policy and Conservation Act (42  
2 U.S.C. 6294a), which may be known as ‘Tenant Star’, to  
3 promote energy efficiency in separate spaces leased by ten-  
4 ants or otherwise occupied within commercial buildings.

5 “(c) EXPANDING SURVEY DATA.—The Secretary of  
6 Energy, acting through the Administrator of the Energy  
7 Information Administration, shall—

8       “(1) collect, through each Commercial Build-  
9       ings Energy Consumption Survey of the Energy In-  
10      formation Administration that is conducted after the  
11      date of enactment of this section, data on—

12           “(A) categories of building occupancy that  
13       are known to consume significant quantities of  
14       energy, such as occupancy by data centers,  
15       trading floors, and restaurants; and

16           “(B) other aspects of the property, build-  
17       ing operation, or building occupancy determined  
18       by the Administrator of the Energy Information  
19       Administration, in consultation with the Admin-  
20       istrator of the Environmental Protection Agen-  
21       cy, to be relevant in lowering energy consump-  
22       tion;

23           “(2) with respect to the first Commercial Build-  
24       ings Energy Consumption Survey conducted after  
25       the date of enactment of this section, to the extent

1       full compliance with the requirements of paragraph  
2       (1) is not feasible, conduct activities to develop the  
3       capability to collect such data and begin to collect  
4       such data; and

5               “(3) make data collected under paragraphs (1)  
6       and (2) available to the public in aggregated form  
7       and provide such data, and any associated results, to  
8       the Administrator of the Environmental Protection  
9       Agency for use in accordance with subsection (d).

10      “(d) RECOGNITION OF OWNERS AND TENANTS.—

11               “(1) OCCUPANCY-BASED RECOGNITION.—Not  
12       later than 1 year after the date on which sufficient  
13       data is received pursuant to subsection (c), the Ad-  
14       ministrator of the Environmental Protection Agency  
15       shall, following an opportunity for public notice and  
16       comment—

17               “(A) in a manner similar to the Energy  
18       Star rating system for commercial buildings,  
19       develop policies and procedures to recognize  
20       tenants in commercial buildings that voluntarily  
21       achieve high levels of energy efficiency in sepa-  
22       rate spaces;

23               “(B) establish building occupancy cat-  
24       egories eligible for Tenant Star recognition

1           based on the data collected under subsection (c)  
2           and any other appropriate data sources; and

3               “(C) consider other forms of recognition  
4           for commercial building tenants or other occu-  
5           pants that lower energy consumption in sepa-  
6           rate spaces.

7               “(2) DESIGN- AND CONSTRUCTION-BASED REC-  
8           OGNITION.—After the study required by section  
9           424(b) is completed, the Administrator of the Envi-  
10          ronmental Protection Agency, in consultation with  
11          the Secretary and following an opportunity for pub-  
12          lic notice and comment, may develop a voluntary  
13          program to recognize commercial building owners  
14          and tenants that use high-performance energy effi-  
15          ciency measures in the design and construction of  
16          separate spaces.”.

17          (b) CLERICAL AMENDMENT.—The table of contents  
18          in section 1(b) of the Energy Independence and Security  
19          Act of 2007 is amended by inserting after the item relat-  
20          ing to section 424 (as added by section 103(b)) the fol-  
21          lowing new item:

“Sec. 425. Tenant Star program.”.

## 1   **TITLE II—GRID-ENABLED WATER 2                           HEATERS**

### 3   **SEC. 201. GRID-ENABLED WATER HEATERS.**

4       Part B of title III of the Energy Policy and Conserva-  
5   tion Act is amended—

6                           (1) in section 325(e) (42 U.S.C. 6295(e)), by  
7   adding at the end the following:

8                           “(6) ADDITIONAL STANDARDS FOR GRID-EN-  
9   ABLED WATER HEATERS.—

10                          “(A) DEFINITIONS.—In this paragraph:

11                          “(i) ACTIVATION LOCK.—The term  
12                          ‘activation lock’ means a control mecha-  
13                          nism (either a physical device directly on  
14                          the water heater or a control system inte-  
15                          grated into the water heater) that is locked  
16                          by default and contains a physical, soft-  
17                          ware, or digital communication that must  
18                          be activated with an activation key to en-  
19                          able the product to operate at its designed  
20                          specifications and capabilities and without  
21                          which activation the product will provide  
22                          not greater than 50 percent of the rated  
23                          first hour delivery of hot water certified by  
24                          the manufacturer.

1                     “(ii) GRID-ENABLED WATER HEAT-  
2                     ER.—The term ‘grid-enabled water heater’  
3                     means an electric resistance water heater  
4                     that—

5                     “(I) has a rated storage tank vol-  
6                     ume of more than 75 gallons;

7                     “(II) is manufactured on or after  
8                     April 16, 2015;

9                     “(III) has—

10                    “(aa) an energy factor of  
11                    not less than 1.061 minus the  
12                    product obtained by multi-  
13                    plying—

14                    “(AA) the rated storage  
15                    volume of the tank, ex-  
16                    pressed in gallons; and

17                    “(BB) 0.00168; or

18                    “(bb) an equivalent alter-  
19                    native standard prescribed by the  
20                    Secretary and developed pursu-  
21                    ant to paragraph (5)(E);

22                    “(IV) is equipped at the point of  
23                    manufacture with an activation lock;  
24                    and

1                 “(V) bears a permanent label ap-  
2                 plied by the manufacturer that—

3                         “(aa) is made of material  
4                 not adversely affected by water;

5                         “(bb) is attached by means  
6                 of non-water-soluble adhesive;

7                 and

8                         “(cc) advises purchasers and  
9                 end-users of the intended and ap-  
10                 propriate use of the product with  
11                 the following notice printed in  
12                 16.5 point Arial Narrow Bold  
13                 font:

14         “IMPORTANT INFORMATION: This water heater is  
15         intended only for use as part of an electric thermal storage  
16         or demand response program. It will not provide adequate  
17         hot water unless enrolled in such a program and activated  
18         by your utility company or another program operator.  
19         Confirm the availability of a program in your local area  
20         before purchasing or installing this product.”.

21                 “(B) REQUIREMENT.—The manufacturer  
22         or private labeler shall provide the activation  
23         key for a grid-enabled water heater only to a  
24         utility or other company that operates an elec-  
25         tric thermal storage or demand response pro-

1           gram that uses such a grid-enabled water heat-  
2           er.

3           “(C) REPORTS.—

4           “(i) MANUFACTURERS.—The Sec-  
5           retary shall require each manufacturer of  
6           grid-enabled water heaters to report to the  
7           Secretary annually the quantity of grid-en-  
8           abled water heaters that the manufacturer  
9           ships each year.

10          “(ii) OPERATORS.—The Secretary  
11          shall require utilities and other demand re-  
12          sponse and thermal storage program oper-  
13          ators to report annually the quantity of  
14          grid-enabled water heaters activated for  
15          their programs using forms of the Energy  
16          Information Agency or using such other  
17          mechanism that the Secretary determines  
18          appropriate after an opportunity for notice  
19          and comment.

20          “(iii) CONFIDENTIALITY REQUIRE-  
21          MENTS.—The Secretary shall treat ship-  
22          ment data reported by manufacturers as  
23          confidential business information.

24          “(D) PUBLICATION OF INFORMATION.—

1                         “(i) IN GENERAL.—In 2017 and  
2                         2019, the Secretary shall publish an anal-  
3                         ysis of the data collected under subpara-  
4                         graph (C) to assess the extent to which  
5                         shipped products are put into use in de-  
6                         mand response and thermal storage pro-  
7                         grams.

8                         “(ii) PREVENTION OF PRODUCT DI-  
9                         VERSION.—If the Secretary determines  
10                         that sales of grid-enabled water heaters ex-  
11                         ceed by 15 percent or greater the quantity  
12                         of such products activated for use in de-  
13                         mand response and thermal storage pro-  
14                         grams annually, the Secretary shall, after  
15                         opportunity for notice and comment, estab-  
16                         lish procedures to prevent product diver-  
17                         sion for non-program purposes.

18                         “(E) COMPLIANCE.—

19                         “(i) IN GENERAL.—Subparagraphs  
20                         (A) through (D) shall remain in effect  
21                         until the Secretary determines under this  
22                         section that—

23                         “(I) grid-enabled water heaters  
24                         do not require a separate efficiency  
25                         requirement; or

1                         “(II) sales of grid-enabled water  
2                         heaters exceed by 15 percent or greater  
3                         the quantity of such products activated  
4                         for use in demand response and  
5                         thermal storage programs annually  
6                         and procedures to prevent product diversion  
7                         for non-program purposes would not be adequate to prevent such  
8                         product diversion.

9  
10                         “(ii) EFFECTIVE DATE.—If the Secretary exercises the authority described in clause (i) or amends the efficiency requirement for grid-enabled water heaters, that action will take effect on the date described in subsection (m)(4)(A)(ii).

11  
12  
13  
14  
15                         “(iii) CONSIDERATION.—In carrying out this section with respect to electric water heaters, the Secretary shall consider the impact on thermal storage and demand response programs, including any impact on energy savings, electric bills, peak load reduction, electric reliability, integration of renewable resources, and the environment.

16  
17  
18  
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24                         “(iv) REQUIREMENTS.—In carrying out this paragraph, the Secretary shall re-

1           quire that grid-enabled water heaters be  
2           equipped with communication capability to  
3           enable the grid-enabled water heaters to  
4           participate in ancillary services programs if  
5           the Secretary determines that the tech-  
6           nology is available, practical, and cost-eф-  
7           fective.”;

8           (2) in section 332(a) (42 U.S.C. 6302(a))—

9               (A) in paragraph (5), by striking “or” at  
10              the end;

11               (B) in the first paragraph (6), by striking  
12              the period at the end and inserting a semicolon;

13               (C) by redesignating the second paragraph  
14              (6) as paragraph (7);

15               (D) in subparagraph (B) of paragraph (7)  
16              (as so redesignated), by striking the period at  
17              the end and inserting “; or”; and

18               (E) by adding at the end the following:

19               “(8) for any person—

20               “(A) to activate an activation lock for a  
21              grid-enabled water heater with knowledge that  
22              such water heater is not used as part of an  
23              electric thermal storage or demand response  
24              program;

1               “(B) to distribute an activation key for a  
2               grid-enabled water heater with knowledge that  
3               such activation key will be used to activate a  
4               grid-enabled water heater that is not used as  
5               part of an electric thermal storage or demand  
6               response program;

7               “(C) to otherwise enable a grid-enabled  
8               water heater to operate at its designed speci-  
9               fication and capabilities with knowledge that  
10               such water heater is not used as part of an  
11               electric thermal storage or demand response  
12               program; or

13               “(D) to knowingly remove or render illegi-  
14               ble the label of a grid-enabled water heater de-  
15               scribed in section 325(e)(6)(A)(ii)(V).”;

16               (3) in section 333(a) (42 U.S.C. 6303(a))—

17               (A) by striking “section 332(a)(5)” and in-  
18               serting “paragraph (5), (6), (7), or (8) of sec-  
19               tion 332(a)”;  
and

20               (B) by striking “paragraph (1), (2), or (5)  
21               of section 332(a)” and inserting “paragraph  
22               (1), (2), (5), (6), (7), or (8) of section 332(a)”;  
23               and

24               (4) in section 334 (42 U.S.C. 6304)—

1                   (A) by striking “section 332(a)(5)” and in-  
2                   serting “paragraph (5), (6), (7), or (8) of sec-  
3                   tion 332(a)”; and

4                   (B) by striking “section 332(a)(6)” and in-  
5                   serting “section 332(a)(7)”.

6 **TITLE III—ENERGY INFORMATION FOR COMMERCIAL  
7                   BUILDINGS**

9 **SEC. 301. ENERGY INFORMATION FOR COMMERCIAL BUILD-  
10                  INGS.**

11                 (a) REQUIREMENT OF BENCHMARKING AND DISCLO-  
12                 SURE FOR LEASING BUILDINGS WITHOUT ENERGY STAR  
13                 LABELS.—Section 435(b)(2) of the Energy Independence  
14                 and Security Act of 2007 (42 U.S.C. 17091(b)(2)) is  
15                 amended—

16                 (1) by striking “paragraph (2)” and inserting  
17                 “paragraph (1)”; and

18                 (2) by striking “signing the contract,” and all  
19                 that follows through the period at the end and in-  
20                 serting the following:

21                 “signing the contract, the following requirements are  
22                 met:

23                 “(A) The space is renovated for all energy  
24                 efficiency and conservation improvements that  
25                 would be cost effective over the life of the lease,

1       including improvements in lighting, windows,  
2       and heating, ventilation, and air conditioning  
3       systems.

4                 “(B)(i) Subject to clause (ii), the space is  
5        benchmarked under a nationally recognized, on-  
6        line, free benchmarking program, with public  
7        disclosure, unless the space is a space for which  
8        owners cannot access whole building utility con-  
9        sumption data, including spaces—

10                “(I) that are located in States with  
11        privacy laws that provide that utilities shall  
12        not provide such aggregated information to  
13        multitenant building owners; and

14                “(II) for which tenants do not provide  
15        energy consumption information to the  
16        commercial building owner in response to a  
17        request from the building owner.

18                “(ii) A Federal agency that is a tenant of  
19        the space shall provide to the building owner, or  
20        authorize the owner to obtain from the utility,  
21        the energy consumption information of the  
22        space for the benchmarking and disclosure re-  
23        quired by this subparagraph.”.

24       (b) STUDY.—

1                         (1) IN GENERAL.—Not later than 2 years after  
2                         the date of enactment of this Act, the Secretary of  
3                         Energy, in collaboration with the Administrator of  
4                         the Environmental Protection Agency, shall complete  
5                         a study—

6                             (A) on the impact of—

7                                 (i) State and local performance  
8                                 benchmarking and disclosure policies, and  
9                                 any associated building efficiency policies,  
10                                 for commercial and multifamily buildings;  
11                                 and

12                                 (ii) programs and systems in which  
13                                 utilities provide aggregated information re-  
14                                 garding whole building energy consumption  
15                                 and usage information to owners of multi-  
16                                 tenant commercial, residential, and mixed-  
17                                 use buildings;

18                             (B) that identifies best practice policy ap-  
19                                 proaches studied under subparagraph (A) that  
20                                 have resulted in the greatest improvements in  
21                                 building energy efficiency; and

22                             (C) that considers—

23                                 (i) compliance rates and the benefits  
24                                 and costs of the policies and programs on

1 building owners, utilities, tenants, and  
2 other parties;

3 (ii) utility practices, programs, and  
4 systems that provide aggregated energy  
5 consumption information to multitenant  
6 building owners, and the impact of public  
7 utility commissions and State privacy laws  
8 on those practices, programs, and systems;

9 (iii) exceptions to compliance in exist-  
10 ing laws where building owners are not  
11 able to gather or access whole building en-  
12 ergy information from tenants or utilities;

13 (iv) the treatment of buildings with—  
14 (I) multiple uses;

15 (II) uses for which baseline infor-  
16 mation is not available; and

17 (III) uses that require high levels  
18 of energy intensities, such as data  
19 centers, trading floors, and televisions  
20 studios;

21 (v) implementation practices, includ-  
22 ing disclosure methods and phase-in of  
23 compliance;

24 (vi) the safety and security of  
25 benchmarking tools offered by government

1                   agencies, and the resiliency of those tools  
2                   against cyber attacks; and

3                   (vii) international experiences with re-  
4                   gard to building benchmarking and disclo-  
5                   sure laws and data aggregation for multi-  
6                   tenant buildings.

7                   (2) SUBMISSION TO CONGRESS.—At the conclu-  
8                   sion of the study, the Secretary shall submit to the  
9                   Committee on Energy and Commerce of the House  
10                   of Representatives and Committee on Energy and  
11                   Natural Resources of the Senate a report on the re-  
12                   sults of the study.

13                   (c) CREATION AND MAINTENANCE OF DATABASE.—

14                   (1) IN GENERAL.—Not later than 18 months  
15                   after the date of enactment of this Act and following  
16                   opportunity for public notice and comment, the Sec-  
17                   retary of Energy, in coordination with other relevant  
18                   agencies, shall maintain, and if necessary create, a  
19                   database for the purpose of storing and making  
20                   available public energy-related information on com-  
21                   mercial and multifamily buildings, including—

22                   (A) data provided under Federal, State,  
23                   local, and other laws or programs regarding  
24                   building benchmarking and energy information  
25                   disclosure;

(B) information on buildings that have disclosed energy ratings and certifications; and

3 (C) energy-related information on buildings  
4 provided voluntarily by the owners of the build-  
5 ings, only in an anonymous form unless the  
6 owner provides otherwise.

12 (d) INPUT FROM STAKEHOLDERS.—The Secretary of  
13 Energy shall seek input from stakeholders to maximize the  
14 effectiveness of the actions taken under this section.

15       (e) REPORT.—Not later than 2 years after the date  
16 of enactment of this Act, and every 2 years thereafter,  
17 the Secretary of Energy shall submit to the Committee  
18 on Energy and Commerce of the House of Representatives  
19 and Committee on Energy and Natural Resources of the  
20 Senate a report on the progress made in complying with  
21 this section.