



The Real Estate Roundtable

Real Estate's Role in Unleashing America's Energy Dominance

Energy

Summary

President Trump's executive order on "[Unleashing American Energy](#)" calls for policies to: cut energy costs; strengthen the nation's electric grid by developing "base load" power resources (coal, gas, nuclear) over intermittent sources (solar, wind); streamline federal permitting of energy infrastructure projects; and ensure America wins the global race for AI leadership.

The U.S. commercial real estate industry has a central role to play in achieving the country's energy and economic goals. With energy demand surging, real estate is a critical partner to support energy investments, increase energy efficiency, and deliver energy savings across the economy.

Key Takeaways

- **Avoided energy use—or "nega-watts"**—represents the **most cost-efficient strategy** for strengthening U.S. energy security. Building upgrades that reduce power demand save consumers money, support grid reliability, and free up energy use for AI data centers, mining crypto, and the re-shoring of the U.S industrial base.
 - **Grid reliability is essential.** It is crucial to expand grid capacity and invest in long-distance transmission. Federal permitting reform is critical to speed up energy infrastructure projects.
 - **RER supports a national "all of the above" energy strategy** that invests in building efficiency, grid modernization, faster permitting, and innovation across all energy sources.
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Background

Electricity Demand is Spiking from a "Perfect Storm" of Multiple Forces:

- AI and Data Centers: Expected to account for nearly half of global demand growth through 2030. (IEA 2025)
- EV Charging: Electric vehicles are expected to raise global power demand 6-8 percent by 2035. (IEA 2024)
- Manufacturing Reshoring: New U.S. facilities for semiconductors, batteries, and critical-minerals production will significantly increase industrial load. (CSIS 2024)
- Crypto Mining: U.S. Bitcoin mining consumes electricity equal to powering 6 million homes. (EIA 2024)
- Building Electrification: 40 percent of U.S. buildings now use electric heating, driven by codes, tenant preferences, and investor sustainability demands. (BOMA 2023)

Billions in Private Investments

- Unprecedented demand for electricity is prompting major private sector investments to shore-up the grid's security and reliability, amid the Trump administration's cancellation of Biden era clean energy funds.
- Investor-owned electric companies plan to invest an unprecedented record-high **\$208 billion in capital projects this year—a \$30 billion increase from 2024**—to modernize transmission systems, expand capacity, and manage consumer costs, according to new [Edison Electric Institute](#) (EEI) data. ([Axios](#), Oct. 7)

Major Energy Policy Shift

- Meanwhile, the Trump administration is cutting federal support "to get low-cost renewable projects on the grid"—cancelling billions in Biden administration project funding—and "pinning many of its promises of energy affordability on a nuclear moon shot." ([PoliticoPro](#), Oct. 6).
- The Department of Energy announced millions to "reinvigorate America's coal industry" ([Release](#), Sept. 25), while the Department of Interior has opened up more federal lands to coal leasing. ([Release](#), Sept. 29)



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- The sharp policy swing from has some members of Congress calling for a fuel agnostic, all-of-the-above national energy strategy. “We need every electron we can get if we want to be energy dominant. To do that, we should take every electron,” said Sen. [John Curtis](#) (R-UT). ([PoliticoPro](#), Oct. 6)

Permitting Reform

- Permitting reform continues to be a top bipartisan priority on Capitol Hill, as lawmakers debate how best to reform the federal approval process for energy infrastructure projects.
- At an event last month, White House National Energy Dominance Council Executive Director Jarrod Agen said, “probably the top priority for us from an energy perspective” is permitting reform to build transmission lines and pipelines. ([E&E News](#), Sept. 8)

Recommendations

Strengthen Grid Reliability and Expansion: Electricity demand is surging. Lawmakers must encourage investments to support quick, cost-effective, and reliable power.

Invest in Building Efficiency: Reducing energy use in buildings—“nega-watts”—is the lowest-cost pathway to achieving U.S. energy dominance.

Embrace “All of the Above” Energy Creation: America must lead across all energy technologies, regardless of fuel source, to achieve America’s energy dominance.

Streamline Permitting Reform: Federal policy can help modernize and speed up the lengthy, burdensome permitting process for new energy projects.