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## The Real Estate Roundtable

December 8, 2025

The Honorable Mike Johnson  
Speaker of the House  
U.S. House of Representatives  
H-232 U.S. Capitol Building

The Honorable John Thune  
Majority Leader  
U.S. Senate  
S-230 U.S. Capitol Building

The Honorable Hakeem Jeffries  
Minority Leader  
U.S. House of Representatives  
H-204 U.S. Capitol Building

The Honorable Charles Schumer  
Minority Leader  
U.S. House of Representatives  
S- 221 U.S. Capitol Building

### ***Re: U.S. Real Estate Industry Supports the SPEED Act (H.R. 4776)***

Dear Speaker Johnson, Majority Leader Thune, and Minority Leaders Schumer and Jeffries:

The Real Estate Roundtable (RER) ([www.rer.org](http://www.rer.org)) represents the Chairs, Presidents, and CEOs of top public and privately-owned real estate entities and trade associations, across every segment of the commercial real estate industry – as well as the Managing Directors of major national and international financial, pension, and lending entities.

We urge Congress to pass the bipartisan “Standardizing Permitting and Expediting Economic Development” (SPEED) Act. This legislation is a necessary step to address energy affordability, deal with the current and projected demand for energy, and ensure the grid delivers electricity supplies needed by U.S. families and job creators.

Income-producing real estate is integral to the nation’s economy, local communities’ well-being, and Americans’ way of life. Homes, apartments, schools, offices, stores, hotels, warehouses, health care properties, laboratories, government facilities, and data centers require electricity to operate. Without reliable power infrastructure that develops and distributes energy, buildings cannot provide safe, secure, healthy, and productive environments for residents, workers, patients, business tenants, and other occupants.

We need as much electricity as possible, from as many sources as possible, delivered as quickly and cheaply as possible, so the U.S. is able to lead the world in artificial intelligence and re-shore our manufacturing base. To realize these goals and out-compete China, our buildings must easily access energy in increasing amounts to keep up with economic demands.

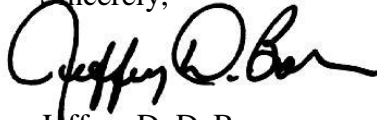
As owners, developers, and financiers of both new construction and retrofits to modernize aging assets, we understand first-hand the time and expense it takes to obtain project approvals. Excessive and redundant environmental and land-use reviews can cause unreasonable delays, burdensome litigation, and sometimes kill projects outright. These same impediments negatively impact construction of new housing supplies. Long wait times for permits, grid interconnections, and delivery of transformers and other critical electrical equipment all cause delays in bringing more residential units to market. These setbacks drive-up costs for home buyers and renters.

The SPEED Act is critical to ensure that the National Environmental Policy Act (NEPA) is no longer abused to stall transformative energy generation, transmission, and distribution improvements for the U.S. grid. The SPEED Act will minimize frivolous lawsuits, avoid duplicative government reviews, harmonize the process for NEPA categorical exclusions, and provide certainty for authorized projects against political headwinds that may later seek to undo previously granted agency approvals.

Time is money when it comes to project development. Ideally, the SPEED Act will take years off the timelines to bring grid improvements to market, with the ultimate goal to help make energy prices more affordable for consumers.

We commend House Natural Resources Committee Chairman Bruce Westerman (R-AR), Natural Resources Committee member Jared Golden (D-ME), and the other co-sponsors of the SPEED ACT for their excellent work and bipartisan collaboration. We stand ready to work with Congress, the electric power sector, and other stakeholders to get the SPEED Act to President Trump's desk for his signature.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey D. DeBoer". The signature is fluid and cursive, with the first name "Jeffrey" being the most prominent part.

Jeffrey D. DeBoer  
President and Chief Executive Officer

Cc: The Hon. Bruce Westerman  
The Honorable Jared Golden  
Members of the U.S. House of Representatives  
Members of the U.S. Senate