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

- **No energy should be wasted, and efficiency should be prioritized.** Doing more with less energy consumption is the most cost-effective way for buildings to lower utility bills for owners and tenants and strengthen U.S. energy security. Building retrofits that use less energy save consumers money, support grid reliability, and free up power for AI, mining crypto, and re-shoring the U.S. industrial base.
- **Investments to modernize and expand the grid are essential to increase energy supply, address utility bill affordability, and meet spikes in demand from AI, manufacturing, and electrification trends.** 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.

Recommendations

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

Prioritize 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.

Pass Permitting Reform (SPEED Act): RER has explained real estate's interest in energy permitting reform to spur housing and other economic development. (Letter, Dec. 8, 2025) Projects once approved should be allowed to finish—and later political administrations should be barred from revoking previously and legitimately issued permits.