

Resolution No. 7

Date: February 12, 2008

City: Orlando, Florida

NAHB Resolution

Title: Appraisals of Green Homes
Original Sponsor: National Vice Presidents

WHEREAS, the National Association of Home Builders has consistently supported energy and resource efficiency in the building of new homes;

WHEREAS, NAHB has previously published the National Green Building Guidelines;

WHEREAS, affiliated associations have already sponsored green building programs across the country;

WHEREAS, NAHB and the International Codes Council (ICC) are cooperating in developing an American National Standards Institute (ANSI) accredited National Green Building Standard (NGBS – ICC/NAHB 700) assist the industry in expanding the building of environmentally sensitive and energy-efficient homes;

WHEREAS, homes constructed under the NGBS and other similar programs sponsored by affiliated state and local associations will provide future energy and other home operating cost savings to the owner;

WHEREAS, the current real estate appraisal system does not always consider all of the costs, value added and savings embedded in construction of environmentally sensitive and energy-efficient homes; and

WHEREAS, an appraisal that incorporates the full cost of compliance with the NGBS standard and/or those of affiliated state and local associations is necessary in order for the home to qualify for mortgage terms comparable to homes built outside the standard,

NOW, THEREFORE, BE IT RESOLVED that National Association of Home Builders urge the appraisal industry to develop guidelines for appraisals of residential properties that consider the energy savings and environmentally sensitive components associated with the value;

BE IT FURTHER RESOLVED that NAHB promote appraisals of residential properties that are qualified under the “Model Green Home Building Guidelines” or the “National Green Building Standard” and similar programs of affiliated state and local associations that consider the full value and reduced operating costs of that program’s requirements; and

BE IT FURTHER RESOLVED that NAHB urge the developers of appraisal cost manuals and software to include the cost data on green and energy features in their products.

Board of Directors Action:

Executive Board Action:

Resolutions Committee Action:

Housing Finance Committee Action:

Construction, Codes and Standards Committee Action:

Green Building Subcommittee of the Construction,

Codes and Standards Committee Action:

National Vice Presidents Action:

Approved

Recommends Approval

Recommends Approval

Recommends Approval

Recommends Approval

Recommends Approval

Recommends Approval