



January 27, 2025

The Honorable Gary Palmer  
U.S. House of Representatives  
Washington, D.C. 20515

Dear Representative Palmer,

On behalf of the undersigned national associations involved in the provision of housing, both affordable and conventional, I am writing to express our strong support for the Congressional Review Act (CRA) resolution of disapproval regarding the U.S. Department of Energy's (DOE) Final Rule establishing Standards for Gas-Fired Instantaneous Water Heaters. We commend your leadership in introducing this critical resolution to block the Biden Administration's attempt to impose restrictive and costly regulations on the water heater market.

The new DOE standards will have a significant negative effect on homeowners, home builders, renters, and rental housing providers, raising costs and creating unnecessary challenges. The push for a shift to more expensive condensing gas water heaters presents substantial hurdles for remodeling and replacement projects, especially in older homes and communities. Installing these cumbersome units often requires retrofitting existing spaces to accommodate the new technology, which can be both costly and complex. Non-condensing units, which are more affordable and practical for many households, will become harder to find, making home maintenance even more expensive for homeowners and housing providers—especially those in older homes or with limited financial resources.

Furthermore, we are concerned that this rule is part of a broader agenda to phase out natural gas appliances, ultimately limiting consumer choice and driving up utility costs. As the primary energy source for millions of American homes, natural gas plays a critical role in ensuring affordable and reliable energy. This rule's impact on the water heater market could set a dangerous precedent for further restrictions on natural gas appliances, ultimately making it harder for homeowners and housing providers to maintain affordable living standards.

We urge Congress to approve the resolution of disapproval to prevent the harmful effects of this rule on homeowners and the broader housing industry. The DOE should focus on promoting energy efficiency without unnecessarily driving up costs and limiting consumer choice. By supporting this resolution, you will protect the interests of American families, reduce the cost of renting and homeownership, and ensure that the regulatory process remains fair and focused on practical solutions.

Thank you for your leadership on this critical issue.

Sincerely,

Institute of Real Estate Management  
Manufactured Housing Institute  
National Apartment Association

National Association of Home Builders  
National Association of Housing Cooperatives