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July 29, 2010

The Honorable Joseph Crowley
United States House of Representatives
2404 Rayburn House Office Building
Washington, DC 20515

Dear Congressman Crowley:

Chair and Chief Elected Officer
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Dallas, TX

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Henry H. Chamberlain, CAE, APR

BOMA International
Annual Conference and
The Every Building Show®
June 26-28, 2011
Gaylord National Resort & Convention Center
Washington, DC

On behalf of the Building Owners and Managers Association (BOMA) International, I want to express our strong support for your bill, the "Real Estate Jobs and Investment Act" (H.R. 5901) which the House is expected to debate as part of the suspension calendar today. This bill will alleviate punitive taxes that discourage investment in US real estate and therefore help inject more capital from new investors into the struggling US commercial real estate market.

BOMA International believes that H.R. 5901 is common sense legislation that would remove some of the obstacles to investment in commercial real estate by providing for new funds to be used to refinance performing loans and help avoid a possible collapse in the industry. While current law requires foreign investors to pay capital gains tax on the sale of their U.S. assets only in their country of residence, an additional layer of tax is levied on foreign investments in U.S. real estate. This policy, enacted under the Foreign Investment in Real Property Tax Act (FIRPTA) of 1980, has created a barrier to a possible source of equity capital to the industry.

H.R. 5901 would help the commercial real estate industry refinance the nearly \$1 trillion worth of debt coming due over the next few years at a time when domestic lending sources have grown scarce. Without a new infusion of capital, the country could face a collapse in the commercial real estate market that would negatively impact jobs and job creation in the industry. The 2 million jobs supported, either directly or indirectly, through spending on office building operations alone (as outlined BOMA International's recent economic impact study, *The Contribution of Office Building Outlays on the U.S. and States Economies in 2009*) could be placed in jeopardy and make it increasingly difficult for the industry to invest, expand and put people all across the country to work.

The Building Owners and Managers Association (BOMA) International is an international federation of more than 100 local associations and affiliated organizations. Founded in 1907, its 17,000-plus members own or manage more than nine billion square feet of commercial properties. BOMA International's mission is to enhance the human, intellectual and physical assets of the commercial real estate industry through advocacy, education, research, standards and information. On the Web at www.boma.org.

Sincerely,



Henry H. Chamberlain
President
BOMA International

