



NEW YORK STATE SENATOR

Mario R. Mattera

Senator Mattera And Colleagues Call For County Opt-Out Option On All-Electric Building Mandate

[Mario R. Mattera](#)

September 3, 2025

ISSUE:

- [CLCPA Mandates](#)
- [Affordable Energy](#)
- [Local Control](#)
- [CLCPA; Local control](#)
- [We Need A Plan Not A Ban](#)



Senator Mario R. Mattera, Ranking Member of the Senate Energy and Telecommunications Committee, joined his colleagues in issuing [a letter to Governor Kathy Hochul urging immediate action to protect New Yorkers from the consequences of the All-Electric Building Act](#).

Joining Senator Mattera on the letter were fellow Energy Committee members [Senator Thomas O'Mara \(58th Senate District\)](#) and [Senator Mark Walczyk \(49th Senate District\)](#). Together, they are jointly calling on Governor Hochul to direct the State Fire Prevention and Building Code Council to adopt an emergency rule granting counties the flexibility to opt out of the mandate, which is set to take effect at the beginning of next year.

Enacted in 2023, the All-Electric Building Act will prohibit the use of natural gas, propane, and oil in new construction. Supporters of the letter argue that this mandate raises serious concerns about housing affordability, energy reliability, and consumer choice.

The cost difference between traditional fossil fuel systems and all-electric alternatives is significant, with the installation of geothermal heating and cooling systems averaging \$24,500 and in some cases exceeding \$32,000. These costs, which can add \$15,000 to \$20,000 to the price of a new home, come at a time when New York is already facing an affordable housing crisis.

Beyond affordability, concerns have also been raised about the reliability of the electric grid. The New York Independent System Operator (NYISO) has issued multiple reports warning of potential challenges as the state moves toward electrification, and the Comptroller has called for enhanced planning to address these issues. During extreme weather events, an overburdened grid could create serious public safety hazards.

“Our state is on the brink of a catastrophe with the All-Electric Building Act. This mandate is moving too fast—it’s reckless to force New Yorkers into a system that we KNOW isn’t ready! Stripping away our right to choose how to power our homes is not just an attack on consumer choice; it’s a dangerous gamble that threatens our families’ futures. The staggering costs will push housing beyond reach for working families, and the electric grid simply cannot handle the demands of this transition. Let’s be clear: New Yorkers deserve a realistic energy policy that prioritizes affordability, reliability, and real options. We must act now and allow counties the flexibility to opt out before it’s too late!” said Senator Walczyk.

Senator Mattera emphasized that affordability and reliability must remain the top priorities in New York’s energy policy.

“The people I represent are already struggling with the high cost of living in New York. Forcing families, businesses, and builders into an all-electric system that’s not affordable, not reliable, and not ready is a disaster waiting to happen. Governor Hochul must listen to the warnings from energy experts, housing advocates, and everyday New Yorkers—and take immediate steps to give our counties the right to opt out. This is about protecting our communities, ensuring safety, and keeping New York affordable for working families.” said Senator Mattera.

“Many of us believe that the Albany Democrats’ current mandates for imposing far-reaching renewable energy goals on all New Yorkers is not feasible, affordable, or reliable. This is particularly true for the all-electric building requirements being mandated to transition to all-electric home and building construction. The current timeline raises far too many unanswered and troubling questions on affordability, reliability and safety for student transportation. We know that these mandates come with an enormous price tag for already overburdened ratepayers and local property taxpayers, it’s emerging as yet another hard hit, possibly the hardest hit ever to affordability, from yet another unfunded state mandate out of Albany. We are

moving too far, too fast, with no plan or cost-benefit analysis on this transition and our local decision makers should be allowed to opt-out,” added Senator O’Mara.

The Senators’ letter concludes that until the grid can reliably handle the demand of a full electrification policy, counties must be given the flexibility to make decisions that reflect local housing markets, infrastructure capacity, and community needs.