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Home Builders & Lawmakers Push Forward for Changes Against The All-Electric Act



Assemblymen Paul Bologna and Pat Chludzinski join the fight against the All Electric Act. At a press conference on Oct. 8th at City Hall in Buffalo

Lawmakers and Home Builders, including BNBA Pres. Phil Nanula spoke about a placing a 5 year moratorium that would benchmark deadlines tied to the Climate Leadership and Community Protection Act. There are several concerns that the electric grid is not ready to take on the all-electric requirements, affordability and the top concern which is cost. Nearly 20 State Assembly Minority Conference members have jointly sent a letter to Gov. Hochul.

The following article also includes 4 different podcasts that point out all the concerns.

1. Discussions with Assemblymember Paul Bologna
2. Assemblyman Pat Chludzinski talks about the energy plan
3. Dominic Cortese discusses the unpreparedness of electric build requirements
4. Pres. Phil Nanula stating the 2026 electric mandates.

Article

Welcome

NEW MEMBER

David Brock

Brock Construction

Jim Greene

VP Supply



BEING A MEMBER MEANS: This is a great opportunity to spread the word about the tireless work that the BNBA, NYSBA and NAHB do for our members. Not only is this a great way to network within the home building community, but a great reason to get involved in the everyday issues that face the industry. Wetlands, Sprinkler mandates, local Town and Village laws including moratoriums, and the biggest one is the Gas Ban, just to name a few.

Membership Application - <https://form.jotform.com/82334039574156>

The BNBA strives to serve its members and is only as strong with the support of this collective effort.

BNBA President Makes Triple Appearance



BNBA President, Phil Nanula spent some time on October 4th talking in depth about Electrification. He was on Hammertime Radio joining in with Former New York State

Senator Ed Rath. Also, Phil also was on the Peter Hunt Show talking about the Electrification. Costs, availability, reliability and how to get the facts out to the public about the use of gas on a daily basis and in emergency's was discussed. Third show Phil was on was the Tom Bauerle Show on Oct. 10th. This focused on a general discussion and call in's about Electrification.

These are all very informative shows, please take the time to listen.

Phil speaks at timeframe- 38.02 [Hammertime Link](#)

Phil speaks at timeframe-5.35 [Peter Hunt Show](#)

Phil speaks at timeframe-8.53 [Tom Bauerle Show](#)



Government Affairs Corner

Topics Discussed

Local

- Building Codes are in place and go into effect January 1st, 2026. The 2024 ICC Codes book is written without the changes like previous books. There is some difficulty deciphering the changes that have been made. Bill is going to reach out to NAHB to see if there is a version or somewhere that the changes are clearly noted.
- Phil spoke with NYSEG asking if there is going to be an issue with the grid when electrifying a new home. There are several questions that need to be answered before contracts are signed.
- Senator Langworthy is reaching out to local towns for support to oppose the All-Electric Mandate.

State and National

- The State Board of Directors meeting is coming up in early December in Saratoga Springs. Semi-Retired Donna DeCarolus from National Fuel will be a special guest in which she will be sheading some light on the position of the Gas Ban.

Next meeting will be Monday, November 10th at 11:30am via zoom-if you would like to be on the call, email me and I will send you the link. jennifer@conexbuff.com

SPECIAL SECTION-ELECTRIFICATION & WHAT'S NEXT!



The article below is about the realistic expectations of the going all electric. Timelines and being service ready are a huge concern.

Shifting politics, energy needs raise questions about New York State's ambitious climate goals - Newsday

October 25, on Patriot Radio, BNBA Pres. Phil Nanula, Assemblyman Paul Bolonga, Congressman Langworthy , and Ralph Lorigo all joined in and talked about the issue at hand. This discussion is very informative and is worth the time to listen to. It is 2 hours long, broken down into 1st hour and 2nd.

Hour 1

<https://omny.fm/shows/the-conservative-roundtable-with-ralph-lorigo/crt-10-25-2025-hour-1>

Hour 2

<https://omny.fm/shows/the-conservative-roundtable-with-ralph-lorigo/crt-10-25-2025-hour-2>



NYSBA-New York State Builders Association Named 2025 Top Trade Associations

If you would like to receive updates on Albany about Acts, rulings or laws, general information and/or the NYSBA News Brief from NYSBA: **[NYSBA Emails](#)**

Website-**<https://www.nysba.com/member-benefits>**

Once you are on the website you have access to Government relations, advocacy for our local area/state, member insurance, member rebates for several home building products.

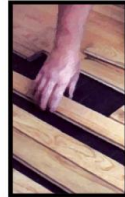
NAHB-National Association of Home Builders

Create an account for NAHB. **[Register | NAHB](#)**

Once you are on their site you have access to benefits, advocacy, communications, blogs, economic news, video updates, education, discounts, newsletters, Issues of Pro Builder & Pro Remodeler Magazines plus much more.

Sign up for NAHB Blog- <https://www.nahb.org/blog>

Sign up for additional newsletters like-Eye on Economy, Green Intersects eNews, Student Chapter Update, Weekly Education Update. [Subscriptions](#)



M P CARROLL HARDWOOD National Lumber

Now Booking For November

****Thirsty Thursday****

How it works

Sponsor(You)-Pick a month & a Thursday, its as easy as that. These are cash bar gatherings.

No need to RSVP, just stop in!

THIRSTY
T H U R S D A Y

Contact: Jennifer@conexbuff.com or 716-874-3435x212

STAY INFORMED



2025 Event Schedule

Thirsty Thursday

Place-You Pick

5:00-7:00pm

Sponsor- Your Company could be here!

2026 Event Schedule TBD

Thirsty Thursday

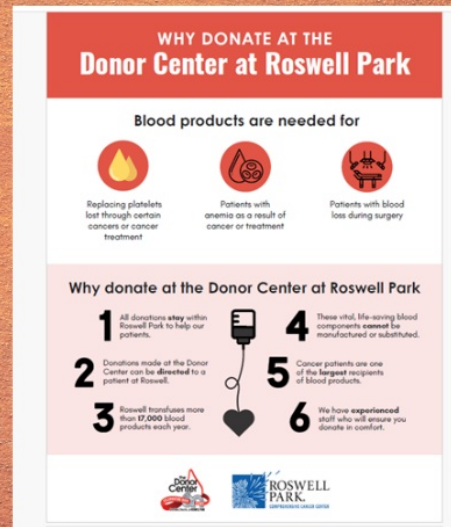
Place-You Pick



5:00-7:00pm
Sponsor- Your Company could be here!



Before Bahman Baviford passed, he expressed his passion to give back in the gift of blood or platelet donation. There is a shortage in availability of blood and platelets, your donation could be life saving. All the donations do stay in house at Roswell Park Cancer Center. In honoring Bahman's request & in conjunction with Roswell Park Cancer Center please donate.
Donors can also call 716-845-8275.



Below are links to do this. Please think of donating either blood, platelets or a monetary donation in Bahman Baviford's memory. To ensure this drive is a success, please feel free to share this email with coworkers, sub-contractors, family and friends.

Donors can also call 716-845-8275.

*Monetary Donation is tax deductible.

General Information [Click Here](#)
Schedule Blood/Platelets [Click Here](#)
Monetary Donation [Click Here](#)

AWARD WINNING IMPACT STUDY VIDEO



VIDEO WINS AN AWARD: This video won Best Learning Video from the Brandon Hall Group. Bulletproof, a GLI Company paired with Elliott did an amazing job incorporating

what the BNBA wanted to regarding Home building in this area.

Dr. Elliot Eisenberg, PH.D, Expert Economist explains the importance of the home building industry in our area. The BNBA and the National Association of Home Builders have studied the Metro Buffalo area and Dr. Eisenberg reports on the results in the short video. **Impact Study Video**. This is the recording of the interview with Elliot at the VIP Builder Presentation Event. This was through zoom from Florida.



Special THANK YOU to our sponsors:

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MANUFACTURERS**

THE AVERAGE REBATE PER
BUILDER/REMODELER COMPANY WHO
PARTICIPATED IN 2024 WAS:

\$1,650.24

1

Register

2

Submit a
Rebate Claim

3

Receive a
Rebate Check

PARTICIPATING MANUFACTURERS



Contact Us:



Building Permits for New Residential Single-Family Construction

****In lieu of non-current reports-click [Building Permit Database](#) to visit the website ****

JULY IS THE LAST MONTH REPORTED FOR THIS NEWSLETTER.

July 2024 YTD

- Amherst 30
- Buffalo 19
- Cheektowaga 9
- Clarence 32
- Grand Island 52
- Hamburg 35
- Lancaster 27
- Orchard Park 25
- West Seneca 60

Total Units 289

July 2025 YTD

- Amherst 21
- Buffalo 18
- Cheektowaga 20
- Clarence 52
- Grand Island 35
- Hamburg 32
- Lancaster 13
- Orchard Park 43
- West Seneca 14

Total Units 248



Do you have any Halloween Photo's?

**Did you or your family dress up, go trick or treating,
go to a party, etc?**

Email me your photo's by Wednesday, Nov. 5th and I will send out a special edition newsletter to show your creativity and fun Halloween spirit! Let's see all the great photo's.

Email me [HERE](#)



JOIN THE BNBA

3 IN 1 MEMBERSHIP
BNBA-Local, NYSBA-State, NAHB-National

2025 President Philip Nanula

Officers

Vice President-Mark Longo
Treasure-Jeff Naab
Secretary-Frankie Sardina
Presidential Advisor-Mark Lotterer
Immediate Past Pres. -Andrew Romanowski

BNBA

We Lobby for You
Workers Comp
West Herr
Networking
Sponsorships
Annual Golf Outing

NYSBA

16 Local Affiliates
Voice in Albany Founded 1951
Stormwater Training
Scholarship

NAHB

140,000 Members
Discounts from:
Geico, Sam's Club, UPS, GMC, Lowes Pro, AVIS,
Budget, Farmer's Ins., much more!

MEMBERSHIP LEVELS

Builder
Institutional
Associate
Affiliate



CONTACT

716-874-3435
2660 William St. Cheektowaga, NY 14227



Membership Application

2025 Leadership

President - Philip Nanula
Vice President - Mark Longo
Secretary - Frankie Sardina
Treasurer - Jeff Naab
Presidential Advisor - Mark Lotterer
Immediate Past President - Andrew Romanowski
Executive Officer - Joseph Benedict



Any questions on this newsletter or more information on any topic, please reach out to Jennifer Dougherty at jennifer@conexbuff.com.

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