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February 25, 2020

To: The Honorable William C. Smith, Jr.
Chair, Judicial Proceedings Committee

From: Karen S. Straughn
Consumer Protection Division

Re: Senate Bill 734 – Electric Vehicle Recharging Equipment for Multifamily Unit Act (SUPPORT)

The Consumer Protection Division of the Office of the Attorney General submits the following written testimony in support of Senate Bill 734 submitted by Senators Clarence K. Lam, Douglas J. J. Peters, Jim Rosapepe and Ronald N. Young. This bill renders provisions of a governing document of a homeowners or condominium association void and unenforceable if they prohibit or unreasonably restrict the installation or use of electric vehicle recharging equipment in a deeded parking space. In addition, this bill places the costs of installation, maintenance and removal of the equipment on the owner of the parking space and establishes an electric vehicle infrastructure modernization grant program.

By mandating that common ownership communities treat the application for installation of recharging equipment like an architectural modification whereby the owner of the electric vehicle seeks approval of the modification and pays the costs, while simultaneously establishing a grant program to facilitate upgrading parking structures, this bill encourages the use of electric vehicles and removes the impediments that may make ownership of these vehicles difficult. It ensures that persons who reside in a common ownership community have the ability to own an electric vehicle without placing the burden on the association as a whole.

For these reasons, we ask that the Judicial Proceedings Committee return a favorable report on this bill.

cc: The Honorable Clarence K. Lam
The Honorable Douglas J. J. Peters
The Honorable Jim Rosapepe
The Honorable Ronald N. Young
Members, Judicial Proceedings Committee

