



WES MOORE
Governor
ARUNA MILLER
Lt. Governor
JACOB R. DAY
Secretary
JULIA GLANZ
Deputy Secretary

DATE: February 14, 2024

BILL NO.: Senate Bill 465

TITLE: Common Ownership Communities - Electric Vehicle Recharging Equipment (Electric Vehicle Recharging Equipment Act of 2024)

COMMITTEE: Senate Judicial Proceedings Committee

Letter of Support

Description of Bill:

Senate Bill 465 creates a process by which members of common ownership communities (CoC) can install electric vehicle recharging equipment and requires that the governing body of a CoC provide a pathway for members to install recharging stations. Additionally, the bill mandates that the Department of Housing and Community Development provide information on the CoC website regarding a) the requirements of governing bodies for their members to install charging stations, b) contractors and insurers for the installation of charging stations, c) a point of contact within DHCD to assist individuals with questions related to charging stations and common ownership communities, and d) available resources for members to aid in dispute resolution between themselves and the CoC.

Background and Analysis:

In order to meet the State's clean energy goals, set forth by Governor Moore and the Maryland General Assembly, the need to install electric vehicle charging stations, both public and private, will only grow as greater numbers of electric vehicles take to Maryland's roads. Unlike standard architectural changes, many condominiums and cooperative housing boards have no rules in their bylaws addressing the installation of EV charging stations. While single-family residential homeowners are free to install a charger, condo owners and CoC members are barred, in many cases, from that option, simply due to a lack of guidance or existing rules from their board(s). This oversight creates an unnecessary barrier for CoC members to adopt new clean energy technology, should they choose to do so.

For reporting purposes, the agency maintains the Common Ownership Community Website. As the agency continues to develop this website, DHCD welcomes the opportunity to add the additional information that SB 465 mandates. In addition to it being valuable to existing CoC members, prospective buyers will also find the information useful when considering whether to purchase a traditional home or a property within a CoC. The addition of electric vehicle recharging equipment installation information for CoCs - and the ancillary resources for members - is indicative of proactive customer service by state government for Marylanders.

DHCD Position:

Senate Bill 465 reduces barriers to installing EV chargers and creates valuable public information resources. The Department of Housing and Community Development respectfully requests a **favorable** report on SB 465.

