



Montgomery County

Office of Intergovernmental Relations

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HB 1496

DATE: March 12, 2025

SPONSOR: Delegate Terrasa

ASSIGNED TO: Environment and Transportation Committee

CONTACT PERSON: Garrett Fitzgerald (garrett.fitzgerald@montgomerycountymd.gov)

POSITION: Favorable with Amendment (Department of Environmental Protection)

Building Code – Construction and Significant Renovation of Housing Units – Electric Vehicle Parking Spaces

Electric vehicles (EVs) powered by a clean energy grid will play a critical role in achieving our climate goals. EVs can also reduce local air pollution and improve public health. Owning an EV necessitates having parking spaces available where the vehicle can be charged.

This bill would establish requirements for the installation of EV charging equipment or EV-ready parking spaces in new construction and significant renovation of residential properties.

We support the requirements of the bill particularly as they relate to new construction. These requirements will ensure that new properties are built ready to support the EV transition, with necessary infrastructure included in a manner that is most cost-effective and least disruptive to building owners and occupants.

However, we suggest an amendment to the way the bill would address existing buildings. As written, the bill states that any renovations that include electric panel upgrades that increase capacity of the panel would be considered a significant renovation triggering the bill requirements. Electric panel upgrades are occasionally necessary to enable the installation of new equipment such as electric heat pumps. Requiring the addition of out-of-scope parking area changes may dissuade property owners from making electrification investments in their properties. We suggest that in the event of a renovation involving an upgrade to the electric panel, the property owner should be required to ensure that conduit is in place and there is space available in the electric panel to accommodate a new circuit for EV charging. However, requirements to make associated parking spaces EV-ready with the addition of a circuit and wiring should only be triggered if the renovation project also involves the parking area.

We also suggest striking “40-ampere” and replacing with “50-ampere” in the definition of “EV-ready parking space” (page 2, line 4). This will enable faster charging for newer vehicles.

We respectfully request that the Environment and Transportation Committee give this bill a favorable report with the inclusion of the suggested amendments.