



## **House Bill 1496 – Building Code - Construction and Significant Renovation of Housing Units - Electric Vehicle Parking Spaces**

### **Position: Oppose**

While we appreciate efforts to expand access to electric vehicle infrastructure, Maryland REALTORS® opposes HB 1496 for the mandates placed upon homeowners in the state.

HB 1496 requires that existing housing units include an EV-installed or EV-ready parking space when undergoing “significant renovations.”

However, under this bill a “significant renovation” is triggered just through expanding the capacity of a home’s electrical panel. Electrical panel upgrades alone are too narrow a standard under which to impose these requirements. Something as simple as replacing old appliances with modern ones or adding an air conditioning unit could impose EV-charging installation requirements under this bill.

The same is true for a homeowner seeking to merely repave their driveway. Particularly in older homes, the electrical panel may not be directly adjacent to the home’s parking areas. Installing an EV-ready or EV-capable parking space in those situations would cause homeowners to disturb parts of the property not under renovation.

This bill would greatly increase the scope of these relatively routine projects. It would add significant costs for property owners who may not now, nor may they ever, own an electric vehicle and where they may not see a return on their investment at resale.

REALTORS® believe that the requirements of HB 1496 are too high a barrier for existing homeowners to meet, and we recommend an unfavorable report.

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