

# HOUSE BILL 405

N1  
HB 673/25 – ENT

6lr2406

By: **Delegates Terrasa, Boyce, Feldmark, Kaufman, Korman, Lehman, Ruth, and Taveras**

Introduced and read first time: January 22, 2026

Assigned to: Economic Matters

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## A BILL ENTITLED

1 AN ACT concerning

2 **Condominiums and Homeowners Associations – Governing Documents –**  
3 **Electric Vehicle Recharging Equipment**

4 FOR the purpose of prohibiting provisions of the governing documents of a condominium  
5 or homeowners association from unreasonably restricting the governing body of the  
6 condominium or homeowners association from installing or authorizing the  
7 installation of electric vehicle recharging equipment; establishing that the  
8 installation or authorization of installation of electric vehicle recharging equipment  
9 by a governing body is subject to the ordinary budget processes of the condominium  
10 or homeowners association and requiring the governing body to consider the  
11 availability of sufficient parking to meet the needs of the community before  
12 installation or authorization; applying this Act retroactively; authorizing the  
13 governing body of a condominium or homeowners association to grant a certain  
14 license; and generally relating to electric vehicle recharging equipment in  
15 condominiums and homeowners associations.

16 BY adding to  
17 Article – Real Property  
18 Section 11–111.6 and 11B–111.13  
19 Annotated Code of Maryland  
20 (2023 Replacement Volume and 2025 Supplement)

21 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
22 That the Laws of Maryland read as follows:

23 **Article – Real Property**

24 **11–111.6.**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1       (A) IN THIS SECTION, “ELECTRIC VEHICLE RECHARGING EQUIPMENT” HAS  
2 THE MEANING STATED IN § 11–111.4 OF THIS SUBTITLE.

3       (B) A RECORDED COVENANT OR RESTRICTION, A PROVISION IN A  
4 DECLARATION, OR A PROVISION IN THE BYLAWS OR RULES OF A CONDOMINIUM MAY  
5 NOT PROHIBIT OR UNREASONABLY RESTRICT THE GOVERNING BODY FROM  
6 INSTALLING OR AUTHORIZING THE INSTALLATION OF ELECTRIC VEHICLE  
7 RECHARGING EQUIPMENT IN COMMON USE OR LIMITED COMMON USE PARKING  
8 SPACES.

9       (C) THE INSTALLATION OR AUTHORIZATION OF INSTALLATION OF  
10 ELECTRIC VEHICLE RECHARGING EQUIPMENT BY A GOVERNING BODY SHALL BE  
11 SUBJECT TO THE ORDINARY BUDGET PROCESS OF THE CONDOMINIUM.

12       (D) A GOVERNING BODY SHALL CONSIDER THE AVAILABILITY OF  
13 SUFFICIENT PARKING TO MEET THE NEEDS OF THE COMMUNITY BEFORE  
14 INSTALLING OR AUTHORIZING THE INSTALLATION OF ELECTRIC VEHICLE  
15 RECHARGING EQUIPMENT IN COMMON USE OR LIMITED COMMON USE PARKING  
16 SPACES.

17       (E) NOTWITHSTANDING THE PROVISIONS OF § 11–125 OF THIS SUBTITLE,  
18 THE GOVERNING BODY MAY GRANT A LICENSE FOR UP TO 3 YEARS, RENEWABLE AT  
19 THE DISCRETION OF THE GOVERNING BODY, ON ANY COMMON ELEMENT NECESSARY  
20 FOR THE INSTALLATION OF EQUIPMENT OR FOR THE SUPPLY OF ELECTRICITY TO  
21 ANY ELECTRIC VEHICLE RECHARGING EQUIPMENT.

22       11B–111.13.

23       (A) IN THIS SECTION, “ELECTRIC VEHICLE RECHARGING EQUIPMENT” HAS  
24 THE MEANING STATED IN § 11–111.4 OF THIS ARTICLE.

25       (B) A RECORDED COVENANT OR RESTRICTION, A PROVISION IN A  
26 DECLARATION, OR A PROVISION IN THE BYLAWS OR RULES OF A HOMEOWNERS  
27 ASSOCIATION MAY NOT PROHIBIT OR UNREASONABLY RESTRICT THE GOVERNING  
28 BODY FROM INSTALLING OR AUTHORIZING THE INSTALLATION OF ELECTRIC  
29 VEHICLE RECHARGING EQUIPMENT IN COMMON USE OR LIMITED COMMON USE  
30 PARKING SPACES.

31       (C) THE INSTALLATION OR AUTHORIZATION OF INSTALLATION OF  
32 ELECTRIC VEHICLE RECHARGING EQUIPMENT BY A GOVERNING BODY SHALL BE  
33 SUBJECT TO THE ORDINARY BUDGET PROCESS OF THE HOMEOWNERS ASSOCIATION.

34       (D) A GOVERNING BODY SHALL CONSIDER THE AVAILABILITY OF

1 SUFFICIENT PARKING TO MEET THE NEEDS OF THE COMMUNITY BEFORE  
2 INSTALLING OR AUTHORIZING THE INSTALLATION OF ELECTRIC VEHICLE  
3 RECHARGING EQUIPMENT IN COMMON USE OR LIMITED COMMON USE PARKING  
4 SPACES.

5 (E) THE GOVERNING BODY MAY GRANT A LICENSE FOR UP TO 3 YEARS,  
6 RENEWABLE AT THE DISCRETION OF THE GOVERNING BODY, ON ANY COMMON  
7 ELEMENT NECESSARY FOR THE INSTALLATION OF EQUIPMENT OR FOR THE SUPPLY  
8 OF ELECTRICITY TO ANY ELECTRIC VEHICLE RECHARGING EQUIPMENT.

9 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to  
10 apply retroactively and shall be applied to and interpreted to affect any covenant or  
11 restriction, or provision in a declaration, bylaws, or rules, recorded or adopted before the  
12 effective date of this Act.

13 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
14 October 1, 2026.