

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

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 7, 2026

CHAPTER _____

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~~ certain budget processes of the
10 condominium or homeowners association and requiring the governing body to
11 consider the availability of sufficient parking to meet the needs of the community
12 before 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:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



Article – Real Property

11-111.6.

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

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

(C) THE INSTALLATION OR AUTHORIZATION OF INSTALLATION OF ELECTRIC VEHICLE RECHARGING EQUIPMENT BY A GOVERNING BODY SHALL BE SUBJECT TO THE ~~ORDINARY~~ BUDGET PROCESS OF THE CONDOMINIUM FOR A COMMON AREA RENOVATION OR ALTERATION SIMILAR IN COST OR MAGNITUDE.

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

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

11B-111.13.

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

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

1 **(C) THE INSTALLATION OR AUTHORIZATION OF INSTALLATION OF**
 2 **ELECTRIC VEHICLE RECHARGING EQUIPMENT BY A GOVERNING BODY SHALL BE**
 3 **SUBJECT TO THE ~~ORDINARY~~ BUDGET PROCESS OF THE HOMEOWNERS ASSOCIATION**
 4 **FOR A COMMON AREA RENOVATION OR ALTERATION SIMILAR IN COST OR**
 5 **MAGNITUDE.**

6 **(D) A GOVERNING BODY SHALL CONSIDER THE AVAILABILITY OF**
 7 **SUFFICIENT PARKING TO MEET THE NEEDS OF THE COMMUNITY BEFORE**
 8 **INSTALLING OR AUTHORIZING THE INSTALLATION OF ELECTRIC VEHICLE**
 9 **RECHARGING EQUIPMENT IN COMMON USE OR LIMITED COMMON USE PARKING**
 10 **SPACES.**

11 **(E) THE GOVERNING BODY MAY GRANT A LICENSE FOR UP TO 3 YEARS,**
 12 **RENEWABLE AT THE DISCRETION OF THE GOVERNING BODY, ON ANY COMMON**
 13 **ELEMENT NECESSARY FOR THE INSTALLATION OF EQUIPMENT OR FOR THE SUPPLY**
 14 **OF ELECTRICITY TO ANY ELECTRIC VEHICLE RECHARGING EQUIPMENT.**

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

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

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.