

**BRIAN E. FROSH**  
*Attorney General*

**WILLIAM D. GRUHN**  
*Chief*  
Consumer Protection Division

**ELIZABETH F. HARRIS**  
*Chief Deputy Attorney General*

**CAROLYN QUATROCKI**  
*Deputy Attorney General*



**STATE OF MARYLAND**  
**OFFICE OF THE ATTORNEY GENERAL**  
**CONSUMER PROTECTION DIVISION**

Writer's Fax No.

Writer's Direct Dial No.  
(410) 576-6986

February 25, 2022

To: The Honorable Kumar Barve  
Chair, Environment and Transportation Committee

From: Kira Wilpone-Welborn, Assistant Attorney General  
Consumer Protection Division

Re: House Bill 1146 – Residential Construction - Electric Vehicle Charging (SUPPORT)

---

The Consumer Protection Division of the Office of the Attorney General supports House Bill 1146 sponsored by Delegates Terrasa, Lehman, Hill, Proctor, and Ruth. Md. Code Ann., Public Safety § 12-205 currently requires a builder or builder's agent to provide each buyer of a new single-family detached home or townhome the option to include, in the garage, carport, or driveway, an electric vehicle charging station capable of providing at least Level 2 charging or a dedicated electric line with sufficient voltage to support the later addition of an electric vehicle charging station capable of providing at least Level 2 charging. House Bill 1146 would expand that law by also requiring that the construction of new townhomes and multifamily residential buildings that will not include at least one garage, carport, or driveway for each housing unit, but will include off-street communal parking, to include at least one communal parking space for each twenty-five (25) units to feature an electric vehicle charging station capable of providing at least Level 2 charging and to mark those spaces as intended for electric vehicle charging only.

House Bill 1146 would enable consumers who reside in townhomes and multifamily residential buildings that have only off-street communal parking available to access electric vehicle charging stations more easily near their homes. Electric vehicles reduce individuals' carbon footprint and help to protect the environment. The limited availability of electric vehicle charging stations can make owning an electric vehicle impractical for individuals residing in townhomes and multifamily residential buildings that have only off-street communal parking available. Providing consumers access to an electric vehicle charging station near their homes furthers Maryland's clean energy goals by encouraging the use of electric vehicles, increasing the likelihood that individuals will purchase an electric vehicle if they wish to do so, and removing impediments that may make ownership of these vehicles difficult for such consumers.

For these reasons, we ask that the Environment and Transportation Committee give House Bill 1146 a favorable report.

cc: The Honorable Jen Terrasa, *et al.*  
Members, Environment and Transportation Committee