



Bill No: SB 477 – Residential Construction or Significant Renovation - Electric Vehicle Charging

Committee: Education, Energy, and the Environment

Date: February 14, 2023

Position: Favorable with amendments

The Apartment and Office Building Association of Metropolitan Washington (AOBA) represents members that own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George’s Counties.

AOBA supports efforts to expand electric vehicle charging capacity throughout the state. However, AOBA members are concerned about the cost of adding EV charging stations to existing housing units that undergo significant renovations. The bill defines significant renovations as any renovation that includes electric panel upgrades that increase capacity of the panel or parking upgrades that involve trenching in or around parking spaces.

While electric panel upgrades may increase capacity to meet new appliance or building system requirements, the new capacity may not be sufficient for a level 2 EV charging station. Thus, this bill could require significantly higher capital investments than housing providers had intended when deciding to make such upgrades. These costs come at a time when the rental housing industry is already under significant strain due to increased operating costs, such as utilities, labor, and insurance; increased delinquencies due to the pandemic; and new legal mandates, such as the Building Energy Performance Standards.

For these reasons, AOBA urges the committee to amend out existing housing units from the bill and only apply it to new construction. For further information, contact Brian Anleu, AOBA Vice President of Government Affairs for Maryland at (240)381-0494 or banleu@aoba-metro.org.