



Date: February 14, 2023

Committee: Finance

Bill: Senate Bill 477- Residential Construction or Significant Renovation - Electric Vehicle Charging

Position: Favorable with Amendments

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland.

Senate Bill 477 (SB 477) prescribes new requirements for electric vehicle supply equipment for both newly constructed and significantly renovated housing units. The bill amends the statute to require existing housing units undergoing significant renovation to install one electric vehicle supply space for every garage, carport, or driveway. New construction residential buildings with communal off-street parking must have one electric vehicle supply parking space for every 25 units, however, local jurisdictions are expressly permitted to increase this requirement.

It is predicted that electric vehicles will make up more than half of all U.S. car sales by 2030.¹ As such, many property owners have already started to respond to the anticipated need by installing charging stations at their properties. However, it is universally accepted that the best time to install an electric vehicle charging station is during construction. As RCLCO Real Estate Consulting notes, “owners who neglect to deploy EVC during construction if the opportunity is available will incur significantly higher installation costs post-development.”² In fact, costs for installation post development can be three to five times more for retrofitting projects.

For these reasons, MMHA recommends amending the bill to limit the proposed electric vehicle installation requirements to new construction projects only.

Amendment:

On page 2, line 20, strike in their entirety lines 20 through 23.

On page 3, strike beginning with “and” in line 1, through “units” in line 2

On page 3, strike beginning with “or” in line 5, through “shall” in line 7

¹ <https://www.naahq.org/powering-providing-charging-stations-evs-your-property>

² <https://www.rclco.com/wp-content/uploads/2020/03/Electric-Vehicle-Charging-Station-Strategy-for-Real-Estate-Implementation-in-the-US.pdf>