

February 14, 2023

The Honorable Brian Feldman  
Senate Education, Health & Environmental Affairs Committee  
Miller Senate Office Building,  
2 West Wing 11 Bladen St.,  
Annapolis, MD, 21401

**RE: Letter of Support with Amendments for SB 477 - Residential Construction or Significant Renovation - Electric Vehicle Charging**

Dear Chairman Feldman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB 477 Residential Construction or Significant Renovation - Electric Vehicle Charging**. MBIA Supports with Amendments the Act in its current version.

While MBIA Supports the concept of creating the infrastructure for Elective Vehicles, we have some concerns about the current language in the bill. This bill imposes significant costs on families undergoing major renovations and may discourage renovations all together. A family that wants to finish their basement or expand their home could be put in the position of having to spend thousands of extra dollars for putting an EV charging station in that they don't need and can't use.

In 2020, the National Association of Home Builders conducted a study that shows for every \$1000 increase in the cost of a new house, 2,881 Marylanders are priced out of housing. This bill also drives up the costs of new construction. There may not be a need in that community for that much EV charging capability and those costs are going to be passed on to renters and homebuyers.

MBIA requests that the committee evaluates the following when considering SB477:

- The definition of "Major Renovation" is overly broad.
- Consider "Electric Vehicle Ready" requirements as opposed to "Electric Vehicle Supply Equipment"
- Many projects take years to complete, grandfathering should be considered
- Ensure that Electric Vehicle parking spaces are included in local parking requirements
- Allow for local code officials to change requirements based on feasibility or other issues
- Provide a cap or limit on preemption allowed by local jurisdictions

For these reasons, MBIA respectfully requests the Committee give this measure adopt amendments to ensure housing affordability and making these requirements more feasible. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the Senate Education, Health & Environmental Affairs Committee