



House Bill 830 – State Building Code - Electric Vehicles

Position: Oppose

While we appreciate efforts to expand access to electric vehicle infrastructure, Maryland REALTORS® opposes HB 830 for the mandates placed upon homeowners in the state.

HB 830 requires that for all new construction and substantially renovated single-family and townhouse units, an EV-installed or EV-ready parking space be constructed.

Even “substantial renovations” which include electrical panel upgrades may not be directly adjacent to the home’s parking areas. This would require homeowners to disturb parts of the property not under renovation and add significant costs.

Most importantly, this bill requires owners to pay for EV-ready capacity when they may never personally use it and where they may not see a return on their investment at resale.

The General Assembly passed updates to Public Safety Article 12-205, which went into effect in 2021. These boost awareness of electric vehicle infrastructure options while still preserving homeowner choice. REALTORS® believe that is a better approach than the one outlined in HB 830, for which we recommend an unfavorable report.

**For more information contact lisa.may@mdrealtor.org or
christa.mcgee@mdrealtor.org**