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TO: Marc Korman, Chair of the House Environment and Transportation Committee, and Committee Members

FROM: Cait Kerr, The Nature Conservancy, State Policy Manager; Mariana Rosales, The Nature Conservancy, Director of Climate

POSITION: HB 1010 Condominiums and Homeowners Associations - Governing Documents - Electric Vehicle Recharging Equipment

The Nature Conservancy (TNC) supports HB 1010 offered by Delegate Terrasa. HB 1010 will void governing documents for a condominium or homeowners association if those documents prohibit or unreasonably restrict installing or authorization for installing electric vehicle (EV) charging equipment. This bill is consistent with the Maryland Commission on Climate Change's (MCCC) recommendation in the 2023 Annual Report to require new and existing multifamily buildings to meet EV-ready standards and to install EV chargers accessible to building tenants.

As a member of the Mitigation Working Group and the Zero Emissions Vehicles Sub Group, TNC provided funding for a study to examine and design program recommendations for accelerating light-duty zero emission vehicle adoption in Maryland. We recognize that increasing access to EV charging equipment across the state is essential for transitioning the transportation sector to electric. If passed, HB 1010 can lead to more charging equipment on the ground at a faster rate.

The EV market is growing – an increasing number of customers are interested in purchasing cleaner and healthier transportation options. Accessible charging infrastructure is necessary to keep up with increasing demand and attract new potential buyers from various geographic regions that may not have previously had reliable access to charging equipment. HB 1010 aims to lessen barriers for potential EV purchasers who currently have limited access to charging infrastructure.

TNC commends Delegate Terrasa on introducing this bill, which seeks to expand access to EV charging equipment for common ownership community residents.

Therefore, we urge a favorable report on HB 1010.