

# **HB 159 Common Ownership Communities - Electric Veh**

Uploaded by: Cait Kerr

Position: FAV

**Tuesday, February 6, 2024**

**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:** Support HB 159 Common Ownership Communities - Electric Vehicle Recharging Equipment (Electric Vehicle Recharging Equipment Act of 2024)

The Nature Conservancy (TNC) supports HB 159 offered by Delegate Korman. HB 159 will clarify procedures for installing electric vehicle (EV) charging equipment within condominiums and homeowners associations and extends these requirements and procedures to include electric bicycles. This bill is consistent with the Maryland Commission on Climate Change's (MCCC) recommendation in the 2023 Annual Report to align EV infrastructure incentives with owner/tenant responsibilities. The MCCC states that this alignment will support building owner, condo association and commercial tenant responsibility in multi-dwelling units to install charging infrastructure. HB 159 cleans up requirements and procedures for EV charging equipment installation and maintenance for common ownership communities to be more consistent with the state's requirements for this equipment on other types of properties.

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. Clarifying procedures and responsibilities for installing and maintaining charging equipment within multi-dwelling units can reduce delays and create a more efficient process for application review and approval. Overall, this 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, including light-duty vehicles and bicycles. Inconsistent requirements and procedures for charging equipment installation poses a barrier to multi-dwelling unit residents interested in purchasing an EV. HB 159 aims to lessen barriers for potential EV purchasers and to create consistent agreements between property owners, homeowners associations, and tenants when it comes to installing and maintaining charging equipment.

TNC commends Delegate Korman on introducing this bill, which seeks alignment and consistency in the requirements and procedures for installing and maintaining EV charging equipment within multi-dwelling units.

**Therefore, we urge a favorable report on HB 159.**

**HB159\_DHCD\_SUPPORT.pdf**

Uploaded by: Chuck Cook

Position: FAV



WES MOORE  
Governor  
ARUNA MILLER  
Lt. Governor  
JACOB R. DAY  
Secretary  
JULIA GLANZ  
Deputy Secretary

**DATE:** February 6, 2024

**BILL NO.:** House Bill 159

**TITLE:** Common Ownership Communities - Electric Vehicle Recharging Equipment (Electric Vehicle Recharging Equipment Act of 2024)

**COMMITTEE:** House Environment and Transportation Committee

### Letter of Support

#### **Description of Bill:**

House Bill 159 creates a process by which members of common ownership communities (CoC) can install electric vehicle recharging equipment and requires that the governing body of a CoC provide a pathway for members to install recharging stations. Additionally, the bill mandates that the Department of Housing and Community Development provide information on the CoC website regarding a) the requirements of governing bodies for their members to install charging stations, b) contractors and insurers for the installation of charging stations, c) a point of contact within DHCD to assist individuals with questions related to charging stations and common ownership communities, and d) available resources for members to aid in dispute resolution between themselves and the CoC.

#### **Background and Analysis:**

In order to meet the State's clean energy goals, set forth by Governor Moore and the Maryland General Assembly, the need to install electric vehicle charging stations, both public and private, will only grow as greater numbers of electric vehicles take to Maryland's roads. Unlike standard architectural changes, many condominiums and cooperative housing boards have no rules in their bylaws addressing the installation of EV charging stations. While single-family residential homeowners are free to install a charger, condo owners and CoC members are barred, in many cases, from that option, simply due to a lack of guidance or existing rules from their board(s). This oversight creates an unnecessary barrier for CoC members to adopt new clean energy technology, should they so choose.

For reporting purposes, the agency maintains the Common Ownership Community Website. As the agency continues to develop this website, DHCD welcomes the opportunity to add the additional information that HB 159 mandates. In addition to it being valuable to existing CoC members, prospective buyers will also find the information useful when considering whether to purchase a traditional home or a property within a CoC. The addition of electric vehicle recharging equipment installation information for CoCs - and the ancillary resources for members - is indicative of proactive customer service by state government for Marylanders.

#### **DHCD Position:**

House Bill 159 reduces barriers to installing EV chargers and creates valuable public information resources. The Department of Housing and Community Development respectfully requests a **favorable** report on House Bill 159.



**BaltimoreCounty\_FAV\_HB0159.pdf**

Uploaded by: John Olszewski

Position: FAV



JOHN A. OLSZEWSKI, JR.

*County Executive*

JENNIFER AIOSA

*Director of Government Affairs*

AMANDA KONTZ CARR

*Legislative Officer*

WILLIAM J. THORNE

*Legislative Associate*

**BILL NO.:**           **HB 159**

**TITLE:**               Common Ownership Communities – Electric Vehicle  
Recharging  
Equipment (Electric Vehicle Recharging Equipment Act of  
2024)

**SPONSOR:**         Delegate Korman

**COMMITTEE:**      Environment and Transportation

**POSITION:**        **SUPPORT**

**DATE:**             February 6, 2024

Baltimore County **SUPPORTS** HB 159 - Common Ownership Communities – Electric Vehicle Recharging Equipment (Electric Vehicle Recharging Equipment Act of 2024). This legislation makes recorded covenants or provisions in by-laws of a cooperative housing corporation unenforceable if it effectively prohibits or unreasonably restricts the installation of electric vehicle charging equipment in a member's parking space or space designated for use by a member/resident.

Baltimore County, like many other counties in Maryland, has been expanding the availability of Electric Vehicle Charging Equipment, and updating our local codes and standards to ensure that all Chargers installed in public and private settings are professionally installed, and appropriately permitted. Any homeowner, even those residing within cooperative housing settings, should be allowed to install, at their own cost, an EV Charger, so long as they abide by County building codes and relevant permitting, pay for their own electricity use, and appropriately operate and maintain the charging equipment. HB 159 simply ensures that any cooperative housing member that applies to the housing governing body and abides by all local regulations cannot be explicitly or effectively be denied the ability to install their own EV charger.

Accordingly, Baltimore County urges a **FAVORABLE** report on HB 159. For more information, please contact Jenn Aiosa, Director of Government Affairs at [jaiosa@baltimorecountymd.gov](mailto:jaiosa@baltimorecountymd.gov).

**HB0159 (SB0465) - FAV .pdf**

Uploaded by: Landon Fahrig

Position: FAV





# Maryland

## Energy Administration

**TO:** Chair Korman, Vice Chair Boyce, and Members of the Environment and Transportation Committee

**FROM:** MEA

**SUBJECT:** HB 159 - Common Ownership Communities - Electric Vehicle Recharging Equipment (Electric Vehicle Recharging Equipment Act of 2024)

**DATE:** February 6, 2024

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### **MEA Position: FAVORABLE**

This bill reduces barriers to the adoption of EV infrastructure –and by extension the adoption of EVs– for cooperative housing corporations, and it continues the work that the General Assembly did in passing the Electric Vehicle Recharging Equipment for Multifamily Units Act of 2021, which had a similar effect on homeowners associations and condominiums.

According to Maryland's Climate Pollution Reduction Plan, the “transportation sector accounted for 35% of Maryland’s GHG emissions in 2020 with most emissions (82%) in this sector coming from on-road vehicles powered by gasoline or diesel”... but “[t]o achieve deeper reductions from the transportation sector, it will be necessary to transition much of the light-duty fleet to [zero-emission vehicles] by 2031 and increase the use of other modes of transportation, including public transportation and micro-mobility options.” Additionally, “[t]o accomplish Maryland’s goal for rapid growth in the number of ZEVs on Maryland’s roads, building out a robust [zero-emission vehicles] infrastructure network is critical.

Historically, it has been difficult to build out that robust EV infrastructure for low- to moderate-income Marylanders, as they are more likely to live within a multifamily development. This bill would assist in the deployment of EV infrastructure by reducing barriers to adoption in developments established as cooperative housing corporations, including upon common elements.

MEA urges the committee to issue a **favorable report**.

Our sincere thanks for your consideration of this testimony. For questions or additional information, please contact Landon Fahrig, Legislative Liaison, directly ([landon.fahrig@maryland.gov](mailto:landon.fahrig@maryland.gov), 410.931.1537).

# **HB159\_Electric Vehicle Recharging Equipment Act\_Ea**

Uploaded by: Laurie McGilvray

Position: FAV



**Committee:** Environment and Transportation  
**Testimony on:** HB159 - Common Ownership Communities - Electric Vehicle Recharging Equipment (Electric Vehicle Recharging Equipment Act of 2024)  
**Organization:** Climate Justice Wing of the Maryland Legislative Coalition  
**Submitting:** Laurie McGilvray, Co-Chair  
**Position:** Favorable  
**Hearing Date:** February 6, 2024

Dear Chair and Committee Members:

Thank you for allowing our testimony today in support of HB159. The Maryland Legislative Coalition Climate Justice Wing, a statewide coalition of nearly 30 grassroots and professional organizations, urges you to vote favorably on HB159.

HB159 is intended to remove barriers to installing electric vehicle (EV) recharging equipment in a condominium or homeowners association community, including recharging equipment for electric bicycles. The bill renders a cooperative housing corporation's recorded covenant or restriction void and unenforceable if it effectively prohibits or unreasonably restricts the installation or use of EV recharging equipment in a member's parking space or a parking space specifically designated for use by a particular member. If approval is required for the installation or use of EV recharging equipment, the governing body must process and review an application in the same manner as an application for an architectural modification, and may not willfully avoid or delay processing and reviewing the application. The bill makes it clear that the member who will use the EV equipment will bear the cost of installation and operation. Finally, the bill requires the Department of Housing and Community Development to provide relevant information on its common ownership community website.

As Maryland transitions to greater EV use, people living in common ownership communities should have access to charging equipment where they live. This bill clarifies the approval process by the cooperative housing corporation, makes it clear the homeowner bears the cost, and makes this information more publicly accessible.

These changes should facilitate the installation of EV recharging equipment for residents that have had difficulty in the past. Therefore, we strongly support HB159 and urge a **FAVORABLE** report in Committee.

350MoCo  
Adat Shalom Climate Action  
Cedar Lane Unitarian Universalist Church Environmental Justice Ministry  
Chesapeake Earth Holders  
Chesapeake Physicians for Social Responsibility  
Climate Parents of Prince George's  
Climate Reality Project  
ClimateXChange – Rebuild Maryland Coalition  
Coming Clean Network, Union of Concerned Scientists  
DoTheMostGood Montgomery County  
Echotopia  
Elders Climate Action  
Fix Maryland Rail  
Glen Echo Heights Mobilization  
Greenbelt Climate Action Network  
HoCoClimateAction  
IndivisibleHoCoMD  
Maryland Legislative Coalition  
Mobilize Frederick  
Montgomery County Faith Alliance for Climate Solutions  
Montgomery Countryside Alliance  
Mountain Maryland Movement  
Nuclear Information & Resource Service  
Progressive Maryland  
Safe & Healthy Playing Fields  
Takoma Park Mobilization Environment Committee  
The Climate Mobilization MoCo Chapter  
Unitarian Universalist Legislative Ministry of Maryland  
WISE

# **HB 159 Sponsor Amendment.pdf**

Uploaded by: Marc Korman

Position: FAV



HB0159/403329/1

AMENDMENTS  
PREPARED  
BY THE  
DEPT. OF LEGISLATIVE  
SERVICES  
  
31 JAN 24  
12:19:03

BY: Delegate Korman  
(To be offered in the Environment and Transportation Committee)

AMENDMENTS TO HOUSE BILL 159  
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 4, after “altering” insert “certain”; strike beginning with “to” in line 5 down through “bicycles” in line 6; and in line 24, after “11–111.4(a)” insert “and (g) and 11B–111.8(g)”.

AMENDMENT NO.2

On page 4, in line 21, after “(G)” insert “(1)”; in lines 22 and 24, strike “(1)” and “(2)”, respectively, and substitute “(I)” and “(II)”, respectively; in line 22, strike “PROVIDE” and substitute “PRIOR TO INSTALLATION OF THE ELECTRIC VEHICLE RECHARGING EQUIPMENT, PROVIDE”; and after line 26, insert:

“(2) INSURANCE COVERAGE OF THE ELECTRIC VEHICLE RECHARGING EQUIPMENT SHALL BE MAINTAINED SO LONG AS THE ELECTRIC VEHICLE RECHARGING EQUIPMENT AND ALL APPURTENANCES TO THE ELECTRIC VEHICLE RECHARGING EQUIPMENT ARE INSTALLED.”

On page 6, after line 13, insert:

“(g) (1) A unit owner shall:

[(1) (I) [Provide] PRIOR TO THE INSTALLATION OF THE ELECTRIC VEHICLE RECHARGING EQUIPMENT, PROVIDE a certificate of insurance naming the condominium association as an additional insured; or

[(2) (II) Reimburse the association for the cost of an increased insurance premium attributable to the electric vehicle recharging equipment.

(2) INSURANCE COVERAGE OF THE ELECTRIC VEHICLE RECHARGING EQUIPMENT SHALL BE MAINTAINED SO LONG AS THE ELECTRIC VEHICLE RECHARGING EQUIPMENT AND ALL APPURTENANCES TO THE ELECTRIC VEHICLE RECHARGING EQUIPMENT ARE INSTALLED.”;

and after line 16, insert:

“(g) (1) A lot owner shall:

[(1) (I) [Provide] PRIOR TO THE INSTALLATION OF THE ELECTRIC VEHICLE RECHARGING EQUIPMENT, PROVIDE a certificate of insurance naming the association as an additional insured; or

[(2) (II) Reimburse the association for the cost of an increased insurance premium attributable to the electric vehicle recharging equipment.

(2) INSURANCE COVERAGE OF THE ELECTRIC VEHICLE RECHARGING EQUIPMENT SHALL BE MAINTAINED SO LONG AS THE ELECTRIC VEHICLE RECHARGING EQUIPMENT AND ALL APPURTENANCES TO THE ELECTRIC VEHICLE RECHARGING EQUIPMENT ARE INSTALLED.”.

# **HB 159-Delegate Marc Korman-FAV.pdf**

Uploaded by: Marc Korman

Position: FAV





THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

Electric Vehicle Recharging Equipment Act of 2024 (HB 159)

Testimony of Delegate Marc Korman-Favorable

Thank you Madam Vice Chair, and my colleagues on the Environment and Transportation Committee. I come before you today to discuss the Electric Vehicle Recharging Act of 2024 (HB 159). This bill serves as a revision to the Electric Vehicle Recharging Equipment for Multifamily Units Act of 2021, which this committee passed and became law. The legislation passed in 2021 set the rules for condo board and HOA governed communities to allow for charging equipment, eliminating some obstacles electric vehicle (EV) owners face in installing charging equipment in multifamily settings.

With an amendment, the Electric Vehicle Recharging Act of 2024 will make four changes to existing law. First, the legislation expands the definition of multi-unit housing to accommodate cooperative housing (co-ops). The main distinction between a housing co-op and other forms of home ownership is that in a housing co-op a resident does not directly own real estate. Instead, a resident buys shares or a membership in a cooperative housing corporation.<sup>1</sup> Including co-ops allows these residents the same electric vehicle charging rights that are provided to other multifamily housing communities.

Accommodating cooperative housing units will help Maryland achieve equitable and sustainable distribution of electric chargers. In order to remain on track for Maryland's emissions and EV goals listed for both 2025 and 2050, the Maryland Electric Vehicle Infrastructure Council laid out two objectives: install more electric vehicle chargers and ensure equitable placement of those chargers. The legislation will ensure we are not leaving out certain housing communities that can contribute to our state's EV goals.

Second, the new legislation will expand the definition of charging equipment to include electric bikes. The Maryland Department of Transportation Maryland Transit Administration (MDOT MTA) has expanded its bicycle policy to allow personally owned e-scooters and e-bikes on Local Bus, Light RailLink, Metro SubwayLink and MARC Train. Thus, as electric transportation continues to evolve, we must allow for residents to install a diverse array of charging stations at their residence. This year's bill expands the definition of applicable vehicles to allow for chargers to be installed to accommodate electric bikes and scooters.

Third, the legislation requires that the Department of Housing and Community Development maintain information about the charging law on its website and serve as the point of contact for

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<sup>1</sup> National Association of Housing Cooperatives, December 5, 2023, <https://coophousing.org/>.

interested parties should questions arise. It is vital that the appropriate department in the executive branch advise on the law's implementation.

Fourth, we have submitted an amendment at the request of stakeholders to clarify that the equipment owner must maintain insurance as long as the equipment is in use. The current law does not specify that the owner must continue to maintain insurance once initially provided.

The Electric Vehicle Recharging Equipment Act of 2024 will further Maryland's adoption of electric vehicles which contributes to the goal of reducing emissions, combatting the effects of climate change. I urge a favorable report.

**czajka\_hb159\_020224\_FAV.pdf**

Uploaded by: Mark Czajka

Position: FAV

## Subject: HB 159 – SUPPORT

February 2, 2024

Environment and Transportation Committee  
Room 251  
House Office Building  
Annapolis, Maryland 21401

Dear Honorable Chair Marc Korman and Members of the Committee:

My name is Mark Czajka and I'm a resident of Charles County and the Director of MD Volt Inc., a Maryland EV club. I **SUPPORT** House Bill 159 (Common Ownership Communities – Electric Vehicle Recharging Equipment (Electric Vehicle Recharging Equipment Act of 2024)). These are my personal views on HB 159:

- HB 159 defines common sense requirements on EV owners, who want to install residential charging, while still giving an HOA a reasonable voice in the matter that must be based on merit, not simply subjective opinions.
- I still have EV friends in Maryland having a difficult time with their HOAs on this matter and in moving forward, HB 159 will give them some hope. Residential charging is convenient and inexpensive compared to using public charging stations, which rates have climbed over the last few years, compared to stable residential electricity rates.

If you have any questions, please feel free to contact me at 240-416-9001 or [mark@mdvolt.org](mailto:mark@mdvolt.org).

Sincerely,



Mark Czajka  
Waldorf, MD 20603

# **HB0159\_EV\_Charging.pdf**

Uploaded by: Michael Loll

Position: FAV



# **HB0159 - Common Ownership Communities - Electric Vehicle Recharging Equipment (Electric Vehicle Recharging Equipment Act of 2024)**

## **Testimony before House Environment and Transportation Committee**

**February 6, 2024**

**Position: Favorable**

Mr. Chair, Ms. Vice Chair and members of the committee, my name is Michael Loll, and I represent the 700+ members of Indivisible Howard County. We provide written testimony today in strong support of SB 0159, which expands the scope of previous legislation safeguarding the rights of electric vehicle owners living in multifamily homes.

Passage of HB0159 will expand current legislation in 3 ways:

- It will extend to residents of cooperative housing the same right now enjoyed by residents in other types of multifamily housing, e.g. the right to install electric vehicle chargers in residents' own personal parking spaces.
- It enlarges the types of vehicles covered to include electric bicycle chargers as well as electric car/truck chargers. Electric bicycle owners living in combined housing would be able to install charging ports.
- It requires the Department of Housing and Community Development to set up a website and designate a point person to handle questions residents bring up about installing chargers in multifamily dwellings.

Electric vehicles do not emit greenhouse gases or many other pollutants created by internal combustion. Promoting their use helps fight climate change and reduces the automobile pollution so prevalent in Maryland. This bill makes it easier for cooperative housing residents and electric bicycle owners in multifamily units to install their own chargers, which may encourage more electric vehicle ownership. Furthermore HB0159 extends a previously legislated right to more Marylanders. Passing this bill protects our environment and advances the cause of fair treatment for our citizens.

Thank you for your time and attention. We also thank Delegate Korman for his sponsorship of this bill.

**We encourage a favorable report.**

Michael Loll  
Columbia, MD

**HB0159 - TSO - Common Ownership\_SUPP\_FINAL.pdf**

Uploaded by: Pilar Helm

Position: FAV

February 6, 2024

The Honorable Marc Korman  
Chair, House Environment and Transportation Committee  
251 House Office Building  
Annapolis MD 21401

***RE: Letter of Support – House Bill 159 – Common Ownership – Electric Vehicle  
Recharging Equipment (Electric Vehicle Recharging Equipment Act of 2024)***

Dear Chair Korman and Committee Members:

The Maryland Department of Transportation (MDOT) supports House Bill 159, as it facilitates the adoption of electric vehicles (EVs) by supporting the right to charge by members of common ownership communities.

House Bill 159 voids provisions in common ownership community bylaws or rules that prohibit or unreasonably restrict the installation or use of EV charging equipment in a parking space that is specifically designated for use by a particular member. If approval by the governing body is required, the governing body must approve the installation as long as the installation does not unreasonably impede the normal use of an area outside the member's parking space and is otherwise reasonably possible.

The ability to charge at home is critical to the adoption of EVs in Maryland and supports the State's goal of having 1.1 million EVs on the road by 2030. EV owners who live in communities that prohibit the installation of electric vehicle recharging must use public charging stations. Charging at a public EV charging station costs more than charging at home and is often less convenient due to the location of the public charging stations, availability of public charging station, or the wait time to charge. By allowing those who live in common ownership communities to install EV charging equipment in the member's specifically designated parking space, it removes an impediment to charging at home.

For these reasons, the Maryland Department of Transportation respectfully requests the Committee grant House Bill 159 a favorable report.

Respectfully submitted,

Pilar Helm  
Director of Government Affairs  
Maryland Department of Transportation  
410-865-1090