



Montgomery County

Office of Intergovernmental Relations

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HB 1010

DATE: February 27, 2024

SPONSOR: Delegates Terrasa, Lehman, and Ruth

ASSIGNED TO: Environment and Transportation

CONTACT PERSON: Leslie Frey (leslie.frey@montgomerycountymd.gov)

POSITION: SUPPORT WITH AMENDMENT (Department of Housing and Community Affairs)

Condominiums and Homeowners Associations - Governing Documents - Electric Vehicle Recharging Equipment

House Bill 1010 would prohibit condominium and homeowners associations from adopting restrictions or rules that effectively prohibit or unreasonably restrict the governing body from installing or authorizing the installation of electric vehicle (EV) charging equipment in common use or limited common use parking spaces. The bill also allows governing bodies to grant a renewable license for up to 3 years on common elements necessary for the installation of EV charging equipment.

As written, Montgomery County Department of Housing and Community Affairs (DHCA) is concerned that House Bill 1010 does not provide sufficient homeowner and governing board guidelines for determining the definitions of unreasonably restricting the location and impact of electric vehicle charging equipment. The governing documents of associations provide for certain definitions of voting requirements and contracting powers of governing boards, and the bill could provide for overriding any limitations on governing board powers if the limitations are determined by the board as prohibiting or unreasonably restricting the installation of EV charging equipment where the board wants to install it. DHCA respectfully requests that the bill be amended to reflect a greater degree of guidance and protection for condominium and homeowner associations. DHCA also notes that the bill could possibly override recorded covenants, restrictions, and bylaws, which could present a potential conflict with mortgage lending requirements and could affect the ability of Montgomery County homeowners to sell or finance common ownership properties.

DHCA supports House Bill 1010 if amended to address the above concerns because EVs have an important role to play as Maryland strives to achieve ambitious and important State and local climate goals. The overall effect of the legislation would reduce barriers that have made it hard for certain members of our community to install EV charging equipment where they live. We respectfully request a favorable report with amendments.