



Maryland

Energy Administration

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

FROM: MEA

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

DATE: February 20, 2024

MEA Position: FAVORABLE

This bill would render any provisions of a condominium or homeowners association's governing documents void and unenforceable to the extent that they prohibit or unreasonably restrict the association's installation of electric vehicle equipment in common use areas.

Maryland's ambitious EV goals require increased development of EV charging infrastructure in order to meet the projected demand. MEA's Multifamily Residential EV Study estimates a total of 1,970 DCFC ports and 1,978,865 ports are required to meet the projected need by 2035. Reducing obstacles to installation of EV charging equipment is essential to meet this demand.

The Maryland Condominium Act and Maryland Homeowners Association Act provide protections for EV installation nearly identical to those in HB1010, but only for those owners who have a designated parking space. In many multifamily properties, however, parking is owned by the community association and residents do not have a reserved space. Such residents are not covered by existing law, but have an equal interest in access to EV charging as those who are.

Equity interests also support the adoption of HB1010. MEA's Multifamily EV Study found significant overlap between census tracts with large numbers of multi-family units and tracts that are overburdened & underserved. MEA also found that there is a lack of EV charging infrastructure in proximity to low-income housing complexes. HB1010 would eliminate HOA-imposed barriers to installing EV charging equipment in community-owned parking, providing equitable access to EV infrastructure and encouraging adoption of EVs by low-income Marylanders.

Since HB1010 supports the increased adoption of emissions-free transportation and would provide increased protections for the interests of overburdened and underserved communities, 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, 410.931.1537).