

JEN TERRASA  
Legislative District 13  
Howard County

Environment and Transportation  
Committee

House Chair

Joint Committee on Children,  
Youth, and Families



Annapolis Office  
The Maryland House of Delegates  
6 Bladen Street, Room 217  
Annapolis, Maryland 21401  
410-841-3246 · 301-858-3246  
800-492-7122 Ext. 3246  
Jen.Terrasa@house.state.md.us

THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

February 27, 2024

To: The Honorable Marc Korman  
Chair, Environment and Transportation Committee

From: Delegate Jen Terrasa  
District 13, Howard County

Re: Sponsor Testimony in Support of HB1010, Condominiums and  
Homeowners Associations - Governing Documents - Electric Vehicle  
Recharging Equipment

---

Dear Chairman Korman, Vice Chair Boyce, and Members of the Environment and Transportation Committee,

Thank you for the opportunity to present HB1010, which relates to the installation of EV charging equipment in communities with homeowners associations or condominium associations.

This committee has previously enacted laws that address the challenges residents of condo and HOA communities face when trying to install charging equipment for their electric vehicles. Current law now provides that "the governing body shall approve the installation of electric vehicle recharging equipment in a unit owner's deeded parking space or a space that is specifically designated for use by a particular owner."

In addition, during this Legislative Session Chairman Korman's bill HB159, Common Ownership Communities - Electric Vehicle Recharging Equipment (Electric Vehicle Recharging Equipment Act of 2024), moved favorably out of the committee and the House of Delegates and now is in the Senate that addressed concerns that continued to exist after the 2021 bill went into effect.

Both of those bills focused on installing EV recharging equipment for a member's *assigned parking spot*. HB1010 seeks to void restrictions on the installation of EV recharging equipment in *common use or limited common use parking spaces in a condominium or HOA*.

I was approached with a related issue. Those who live in communities that have common use parking spaces whose governing board want to install common use charging stations. Some governing boards have been advised by their management companies and/or attorneys that they cannot designate spaces for EV charging equipment because of language in their governing documents. The result is denial of the request to install EV charging equipment, or no answer because the board in that case is stuck for months not knowing how to proceed.

To address these challenges, HB1010 makes sure nothing in the governing documents can prohibit this. This is accomplished by making void or unenforceable any specific provisions in the governing documents of a condominium or HOA that prohibit or unreasonably restrict the governing body from installing or authorizing the installation of EV recharging equipment.

As the committee knows, Maryland has important goals around electric vehicle usage in order to combat the climate change crisis. We adopted the Advanced Clean Cars II Program requiring all new cars sold in the state be 100% zero-emission by the year 2035. Estimates are that EV adoption will significantly increase to nearly 1,867,000 vehicles in the future, representing 82% of vehicles on the road. Plus, more than 80% of electric vehicle charging takes place at home. Therefore, it is necessary to ensure that charging equipment be available and ready to use for EV owners as the market for these vehicles continues to grow.

Electric vehicles are part of our climate friendly transportation future, and EVs and their charging equipment must be accessible to all Marylanders regardless of their parking situation in order to accomplish this.

I respectfully urge a favorable report of HB1010.