

SB-0206-FAV-Haaser 01-30-2024.pdf

Uploaded by: Brian Haaser

Position: FAV

WRITTEN TESTIMONY

SB 0206 SUPPORT
Condominiums – Common Elements – Clean Energy Equipment

Judicial Proceedings Committee
January 30, 2024

Chair Mr. William C. Smith, Vice Chair Mr. Jeff Waldstreicher and members of the Judicial Proceedings Committee, I appreciate the opportunity to provide written testimony to the Committee in **support** of Senate Bill (SB) 0206, Condominiums – Common Elements – Clean Energy Equipment.

My name is Brian Haaser, and I am the President of the Board of Directors for Glen Manor Condominium which is working to meet the goals of energy efficiency mandated by the State of Maryland and Montgomery County.

The Glen Manor Board has succeeded in drastically cutting our expenditure on energy through numerous energy efficiency upgrades all at a cost of \$1,00,000 spent over 10 years. The next step needed is to install solar panels on our roof to further reduce our operating costs and to meet energy efficiency goals mandated by the County and State. **However, the cost of installing the panels is beyond our means and many other condominium associations.**

This led to the exploration of installing solar panels through a lease type arrangement where a private company would install and own the solar panels in exchange for the use of Glen Manor's rooftop. **However, the biggest obstacle faced was complying with the current section of the Maryland Condominium Act Section 11-125 - Easements and Encroachments - which provides an arduous process for common ownership communities to enter into a lease agreement.**

We hired an attorney to interpret section 11-125 and he rendered an opinion that as stated in the Statute 1) we could obtain the approval of 66 2/3 of the owners and their mortgagees, 2) have the Board make the decision as the solar project **only served the owners**, and with notice to the owners and mortgagees, or 3) enter a one-year lease which the law allows for and then just renew it every year for 20 years (20 years is the normal term of a solar lease).

The attorney expressed concerns that section 11-125 was not clear on how to deal with renewable energy equipment such as solar panels and thus any path we choose could be open to litigation since there are few legal precedents regarding this section and leased renewable energy equipment.

The Glen Manor Board chose to enter into a lease agreement, with proper notice to owners and mortgagees since the electricity generated by the solar panels would be for the exclusive use of the owners. The Board also chose that path because under the first option it is very difficult to have 66 2/3 percent of the owners to agree to act on any topic. Also, the possibility that a mortgagee can overrule the vote of an owner makes this section even dicier to use.

It took the Board months to identify all the mortgagees (about a dozen lenders) from County tax records, asking owners and then following up in person with owners. None of the mortgagees contacted responded to our written notice and none attended our video call meeting. It was an exercise in futility to notify the mortgagees and this notice requirement would be a much more daunting task for larger common ownership communities. The legal research and notifications to the mortgagees added at least 1 year to the process of entering into a lease agreement.

Therefore, I am asking this Committee to **approve** SB 0206 and the full Legislature to pass this bill and the companion Bill HB 0216 to update section 11-125 of the Maryland Condominium Act to specifically address the leasing of clean energy equipment. **These changes will greatly streamline the process and clarify the procedures to follow for leasing clean energy equipment.** In addition, remove obstacles for common ownership communities to attain local and State government goals to reduce their carbon footprint and provide an inexpensive way for these communities to reduce their operating costs.

SB0206_Conominimums_Clean_Energy_Equipment_MLC_FAV

Uploaded by: Cecilia Plante

Position: FAV



TESTIMONY FOR SB0206 CONDOMINIUMS – COMMON ELEMENTS – CLEAN ENERGY EQUIPMENT

Bill Sponsor: Senator Smith

Committee: Judicial Proceedings

Organization Submitting: Maryland Legislative Coalition

Person Submitting: Cecilia Plante, co-chair

Position: FAVORABLE

I am submitting this testimony in favor of SB0206 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of activists - individuals and grassroots groups in every district in the state. We are unpaid citizen lobbyists and our Coalition supports well over 30,000 members.

Maryland needs much more solar power in order to meet our greenhouse gas reduction goals, and also to make our state healthier by getting rid of the toxins that accompany gas infrastructure in our homes. One great place to install solar panels is on condominium roofs. However, the Maryland Condominium Act, in its current state, makes this process difficult. This bill, if enacted, would change those portions of the Maryland Condominium Act that make it difficult for Condominium Associations to install solar panels and other clean energy equipment.

We are relying on our legislators to adjust the portions of previous statutes that stand in the way of our clean energy transition. This is one such statute that needs adjusting in order for us to move forward.

We support this bill and recommend a **FAVORABLE** report in committee.

SB 206 and HB 216.pdf

Uploaded by: Dan Morhaim

Position: FAV

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**SB 206 and HB 216 – Support
Condominiums – Common Element – Clear Energy Equipment**

As a resident of a condominium who has served on its board and budget and landscaping committees, I am well aware of the challenges condominium governing boards face when making decisions.

HB216 simplifies the process for condo associations to obtain clean energy equipment as defined in the bill. Doing this helps condo associations economically by reducing upfront and operational costs while reducing environmental pollution.

This is an important step in the right direction, and I request your support.

Sincerely,

Dan Morhaim, M.D.

Maryland State Delegate 1995-2019

POB 212

Stevenson, MD 21153

Testimony CCMC SB206 FINAL.pdf

Uploaded by: Debbie Cohn

Position: FAV



CLIMATE COALITION
Montgomery County, MD

Committee: Judicial Proceedings
Testimony on: SB0206 -Condominiums-Common Elements – Clean Energy Equipment
Organization: Climate Coalition Montgomery County
Submitting: Deborah Cohn, Member
Position: Favorable
Hearing Date: January 30, 2024

Dear Chair and Committee Members:

Thank you for allowing our testimony today in support of SB0206. The Climate Coalition Montgomery County, a coalition of over 20 grassroots organizations and residents, aims to help the county reach its goal of reducing its greenhouse gas emissions by 80% by 2027 and 100% by 2035. SB0206 would further that goal, so we urge you to vote favorably on SB0206.

SB0206 amends the Maryland Condominium Act (MCA) to facilitate the ability of condominium associations to lease solar panels, storage systems for the generated energy, and EV chargers, which would help Maryland meet its clean energy goals. The Renewable Portfolio Standard calls for 14.5% of Maryland’s clean electricity to be contributed by solar energy, but the State has repeatedly fallen considerably short of this goal. The Advanced Clean Cars II regulations require that 100% of new cars, light-duty trucks and SUVs sold in Maryland be zero-emission vehicles by 2035, yet range anxiety and the time required for non-residential recharging inhibit many from purchasing EVs. Installation of EV chargers in condominium parking lots would address that concern.

The Problem

Section 11-125 of the Maryland Condominium Act makes leasing and installing clean energy equipment difficult. It requires the approval of 2/3 of all unit owners and their secured lenders. Volunteer condominium boards do not have the time or funds needed to get in touch with all unit owners (including non-residents) and lenders by certified mail. Consequently, as of this Committee’s [hearing](#) on HB0101 in 2023, Tom Deyo testified¹ that none of the Montgomery County Green Bank’s solar projects have involved condominiums even though the County had over 200 condominium properties and 42,000 condo unit owners.

These rigorous requirements, traditionally applied to easements and rights of way which might impair the value of a property, should not apply to solar energy, energy storage or EV charging equipment leases, which are akin to leasehold improvements. Indeed, under solar energy equipment leases, equipment is installed and maintained at no cost to the condominium association and results in lower electricity costs than available from the local utility. Thus, if anything, the solar energy leased equipment would increase the value of the condominium units and the security of lenders.

¹ https://mgaleg.maryland.gov/cmte_testimony/2023/jpr/1VEJ3Q6eye-a6YPn_WRBgV3m2h52rePle.pdf

The Solution

SB0206 addresses these obstacles by (i) lowering the threshold of owner approval to 51%, (ii) allowing for approval by a condominium's governing board after meeting certain MCA conditions, and (iii) removing the requirement that mortgage holders approve the lease of clean energy equipment.

While determining the number of condominium properties and units is difficult, using the annual registration of common ownership communities in Montgomery County, the Office of Legislative Oversight Report 2019-6,² indicated that as of 2019 there were 343 condominiums with roughly 39,900 unit owners in just five zip codes. The Community Associations Institute estimated³ that in 2017 Maryland had approximately 147,000 condo units. Thus, the potential for leasing clean energy equipment to condominium associations is significant. Facilitating the ability of condominium owners to install solar panels, energy storage and EV chargers in common elements helps Maryland and Montgomery County attain their respective greenhouse gas reduction goals. Therefore, we recommend a **FAVORABLE** report for SB0206 in committee.

The Climate Coalition Montgomery County

350 Montgomery County
ACQ Climate (Ask the Climate Question)
Bethesda Green
Chesapeake Climate Action Network
Elders Climate Action
Environmental Justice Ministry Cedar Lane Unitarian Universalist Church
Friends of Sligo Creek
Glen Echo Heights Mobilization
Green Sanctuary Committee of the Unitarian-Universalist Church of Silver Spring
Montgomery County Faith Alliance for Climate Solutions
Montgomery Countryside Alliance
One Montgomery Green
Poolesville Green
Sugarloaf Citizens' Association
Transit Alternatives to Mid-County Highway Extended/M-83
The Climate Mobilization Montgomery County
Takoma Park Mobilization Environment Committee
Zero Waste Montgomery County

² [00206BB8FE32190624130039 \(montgomerycountymd.gov\)](https://montgomerycountymd.gov/00206BB8FE32190624130039)

³ [marylandcondostats.pdf \(caionline.org\)](https://caionline.org/marylandcondostats.pdf)

SB206_IndivisibleHoCoMd_FAV_ElizabethFixsen.pdf

Uploaded by: Elizabeth Fixsen

Position: FAV



SB206

**Condominiums - Common Elements - Clean Energy Equipment
before the Judicial Proceedings Committee**

Hearing January 30, 2024 – 1:00 pm

Position: FAVORABLE

Chair Smith, Vice Chair Waldstreicher and members of the committee, my name is Elizabeth Fixsen, and I represent the 700+ members of Indivisible Howard County. Indivisible Howard County is an active member of the Maryland Legislative Coalition (with 30,000+ members). We are providing written testimony today in support of SB206, which will ease the process by which condominiums can install various clean energy equipment, including solar panels, in common areas.

In 2023, HB0101 removed some of the barriers that condominium management faced in obtaining approval from unit owners and mortgage holders for such installation. This bill will further facilitate the process. It involves no costs.

As our planet is facing catastrophic effects from climate change, it is imperative that property owners in Maryland take every possible measure to reduce carbon dioxide emissions, including installation of solar panels, electric vehicle charging stations, and energy storage systems.

Thank you for your consideration of this important legislation.

We respectfully urge a favorable report.

Elizabeth Fixsen
Savage, MD

SB206 Favorable

Uploaded by: Jennifer Mizrahi

Position: FAV



Committee: **Judicial Proceedings**
Testimony on: **[SB206](#) - Condominiums-Common Elements – Clean Energy
Equipment**
Organization: **Mizrahi Family Charitable Fund**
Submitting: **Jennifer Laszlo Mizrahi, co-founder/director**
Position: **Favorable**
Hearing Date: **January 30, 2024**

Dear Chair and Committee Members:

Thank you for allowing my testimony today in support of SB206. My name is Jennifer Laszlo Mizrahi. Our family lives here in Annapolis where we have faced flooding multiple times. I serve on the Maryland Commission on Climate Change and am co-founder/director of the Mizrahi Family Charitable Fund which supports nonprofit organizations.

I am here to urge you to vote favorably on SB206 because climate change is a massive threat and this bill will help reduce the risks at no cost to taxpayers. It also enables the same people at most risk from climate change – people with disabilities -- to be a part of creating a solution.

I previously founded and led a Maryland headquartered disability nonprofit. There are more than 669,000 disabled people living in Maryland and they are more likely than others to live in multi-family dwellings, including condos.

People with disabilities are at extreme risk from climate change. Indeed, people with underlying health conditions are more susceptible to death from extreme heat or cold. When the power goes off people who rely on oxygen can't breathe, and people who use power wheelchairs can't move. When there is flooding, fires, or extreme wind they often cannot evacuate in time, or have no place to go that has the appropriate disability accommodations.

This bill helps our state achieve our climate goals while enabling people with disabilities to be a part of their own protection – and the protection of all of us as well.

Additionally, this bill does not have a cost to taxpayers. Hence it is win-win-win for our state, our citizens, and our planet alike.

Thank you for your consideration.

Jennifer Laszlo Mizrahi
Co-founder, Mizrahi Family Charitable Fund (a DAF)
Email: JLM@LaszloStrategies.com

Testimony for SB206 - Condominiums-Common Elements

Uploaded by: Jennifer Mizrahi

Position: FAV



Committee: **Judicial Proceedings**
Testimony on: **[SB206](#) - Condominiums-Common Elements – Clean Energy Equipment**
Organization: **Mizrahi Family Charitable Fund**
Submitting: **Jennifer Laszlo Mizrahi, co-founder/director**
Position: **Favorable**
Hearing Date: **January 30, 2024**

Dear Chair and Committee Members:

Thank you for allowing my testimony today in support of SB206. My name is Jennifer Laszlo Mizrahi. Our family lives here in Annapolis where we have faced flooding multiple times. I serve on the Maryland Commission on Climate Change and am co-founder/director of the Mizrahi Family Charitable Fund which supports nonprofit organizations.

I am here to urge you to vote favorably on SB206 because climate change is a massive threat and this bill will help reduce the risks at no cost to taxpayers. It also enables the same people at most risk from climate change – people with disabilities -- to be a part of creating a solution.

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People with disabilities are at extreme risk from climate change. Indeed, people with underlying health conditions are more susceptible to death from extreme heat or cold. When the power goes off people who rely on oxygen can't breathe, and people who use power wheelchairs can't move. When there is flooding, fires, or extreme wind they often cannot evacuate in time, or have no place to go that has the appropriate disability accommodations.

This bill helps our state achieve our climate goals while enabling people with disabilities to be a part of their own protection – and the protection of all of us as well.

Additionally, this bill does not have a cost to taxpayers. Hence it is win-win-win for our state, our citizens, and our planet alike.

Thank you for your consideration.

Jennifer Laszlo Mizrahi
Co-founder, Mizrahi Family Charitable Fund (a DAF)
Email: JLM@LaszloStrategies.com

SB0206 (HB0216) - FAV.pdf

Uploaded by: Landon Fahrig

Position: FAV



Maryland

Energy Administration

TO: Chair Smith, Vice Chair Waldstreicher, and Members of the Judicial Proceedings Committee
FROM: MEA
SUBJECT: SB 206 - Condominiums - Common Elements - Clean Energy Equipment
DATE: January 30, 2024

MEA Position: FAVORABLE

Senate Bill 206, Condominiums - Common Elements - Clean Energy Equipment, can help spur the adoption of “clean energy equipment” for multi-unit housing developments in the state.

While the adoption of clean energy equipment such as solar photovoltaic installations and electric vehicle supply equipment (“EVSE”) has been generally strong in the state, penetration of clean energy equipment in multi-unit developments has faced unique challenges. This is, in part, due to a more complicated legal and procedural framework that must be navigated when installing clean energy equipment in or on a multi-unit development or its common elements.

SB 206 lessens the burdens for adoption in multi-unit developments by reducing the percentage of unit owners (or representatives of owners) needed to approve the development of clean energy equipment installations. Protections for unit owners, such as the ability to call for a “special meeting” regarding the grant for a clean energy equipment installation and even the ability to void the grant, remain in place.

Permitting greater access to clean energy equipment in multi-unit developments would also likely offer that access to low- and moderate-income communities and individuals that historically have not enjoyed the same opportunity to adopt clean energy equipment nor enjoy the financial benefits thereof. MEA notes that Real Property § 11-125(f)(5)(iv) may not remove the ability of a mortgagee to intervene due to other possible contractual or legal rights held by a mortgagee.

For the foregoing reasons, MEA is asking the committee for a **FAVORABLE** report.

Our sincere thanks for your consideration of this testimony. For questions or additional information, please contact Ladnon Fahrig, Legislative Liaison, directly (ladnon.fahrig@maryland.gov, 410.931.1537).

SB206 Condominiums-Common Elements – Clean Energy_

Uploaded by: Laurie McGilvray

Position: FAV



Committee: Judicial Proceedings
Testimony on: SB0206-Condominiums-Common Elements – Clean Energy Equipment
Organization: Maryland Legislative Coalition Climate Justice Wing
Submitting: Deborah Cohn, Member
Position: Favorable
Hearing Date: January 30, 2024

Dear Chair and Committee Members:

Thank you for allowing our testimony today in support of SB0206. The Maryland Legislative Coalition (MLC) Climate Justice Wing, a statewide coalition of nearly 30 grassroots and professional organizations, urges you to vote favorably on SB0206.

SB0206 amends the Maryland Condominium Act (MCA) to facilitate the ability of condominium associations to lease solar panels, storage systems for the generated energy, and EV chargers, which would help Maryland meet its clean energy goals. The Renewable Portfolio Standard calls for 14.5% of Maryland’s clean electricity to be contributed by solar energy, but the State has repeatedly fallen considerably short of this goal. The Advanced Clean Cars II regulations require that 100% of new cars, light-duty trucks and SUVs sold in Maryland be zero-emission vehicles by 2035, yet range anxiety and the time required for non-residential recharging inhibit many from purchasing EVs. Installation of EV chargers in condominium parking lots would address that concern.

The Problem

Section 11-125 of the Maryland Condominium Act makes leasing and installing clean energy equipment difficult. It requires the approval of 2/3 of all unit owners and their secured lenders. Volunteer condominium boards do not have the time or funds needed to get in touch with all unit owners (including non-residents) and lenders by certified mail. Consequently, as of this Committee’s hearing on SB0593 in 2023, Tom Deyo [testified](#) that none of the Montgomery County Green Bank’s completed solar projects have involved condominiums even though the County had over 200 condominium properties and 42,000 condo unit owners.

These rigorous requirements, traditionally applied to easements and rights of way which might impair the value of a property, should not apply to solar energy, energy storage or EV charging equipment leases, which are akin to leasehold improvements. Indeed, under solar energy equipment leases, equipment is installed and maintained at no cost to the condominium association and results in lower electricity costs than available from the local utility. Thus, if anything, the solar energy leased equipment would increase the value of the condominium units and the security of lenders.

The Solution

SB0206 addresses these obstacles by (1) lowering the threshold of owner approval to 51%, (2) allowing for approval by a condominium's governing board after meeting certain MCA conditions, and (3) removing the requirement that mortgage holders approve the lease of clean energy equipment.

While determining the number of condominium properties and units is difficult, the Community Associations Institute estimated in [marylandcondostats.pdf \(caionline.org\)](http://marylandcondostats.pdf(caionline.org)) that in 2017 Maryland had approximately 147,000 condo units. Thus, the potential for leasing clean energy equipment to condominium associations is significant. Facilitating the ability of condominium owners to install solar panels, energy storage and EV chargers in common elements helps Maryland attain its greenhouse gas reduction goals. Therefore, we recommend a **FAVORABLE** report for SB0206 in committee.

350 MoCo

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

SB 206 - MoCo_Elrich_FAV (GA 24).pdf

Uploaded by: Marc Elrich

Position: FAV



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

January 29, 2024

TO: The Honorable William C. Smith, Jr.
Chair, Judicial Proceedings Committee

FROM: Marc Elrich
County Executive

RE: Senate Bill 206, *Condominiums – Common Elements – Clean Energy Equipment Support*

I am writing to express my support for Senate Bill 206, *Condominiums – Common Elements – Clean Energy Equipment*, which would streamline the installation of leased solar panels and electric vehicle (EV) charging equipment in condominium properties.

Solving the climate crisis requires us to shift to clean and renewable energy sources, and to convert many of our buildings and vehicles to run on that green electricity. All of us have roles to play and opportunities to benefit from this transition, and no one should be left behind.

This legislation will reduce barriers that have made it hard for members of our community who live in condominiums to install solar panels and EV charging equipment where they live. By streamlining the approval process for these systems in alignment with the way other utility issues are handled, this legislation will save time for homeowners and volunteer association governing bodies without sacrificing due consideration. The end result will be an improved process that benefits all parties.

This legislation will enable residents of 42,000 condominium units in Montgomery County alone, and thousands more throughout Maryland, to more easily shift to solar and electric vehicles in alignment with State and local climate goals.

I respectfully request that the Judicial Proceedings Committee give this bill a favorable report.

cc: Members of the Judicial Proceedings Committee

SB206_MDSierraClub_fav 30Jan2024.pdf

Uploaded by: Mark Posner

Position: FAV



P.O. Box 278
Riverdale, MD 20738

Committee: Judicial Proceedings

Testimony on: SB206 “Condominiums - Common Elements - Clean Energy Equipment”

Position: Support

Hearing Date: January 30, 2024

The Maryland Chapter of the Sierra Club urges a favorable report on SB206, which would amend the procedural requirements for condominium owners to obtain approval from their condo association to lease a portion of the common areas to install electric vehicle charging equipment, solar energy equipment, or battery storage equipment. Approval now would require a majority vote of the condo board of directors or the unit-owner council, instead of a two-thirds vote, and mortgagees would not participate in this particular decisionmaking by the condo association.

Maryland has approved in the Climate Solutions Now Act a nation-leading goal to reduce greenhouse gas (GHG) emissions by 60% by 2031. As described in the State’s December 28, 2023 Climate Pollution Reduction Plan,¹ the transportation sector is responsible for over a third of Maryland’s GHG emissions, with gasoline and diesel vehicles accounting for about four-fifths of this total. To significantly reduce these emissions, the Plan recommends that Maryland undertake a substantial transition to zero-emission vehicles, as well as increase the use of public transportation and micro-mobility options. Relevant to this legislation, the Plan specifies that the State must significantly expand its electric vehicle charging infrastructure.²

The Plan also addresses the State’s electricity consumption, which accounts for about a fifth of Maryland’s GHG emissions. The Plan notes the State’s goal for 100% of consumed electricity to be generated by clean (non-GHG emitting) sources by 2035. Relevant to this legislation, the Plan concludes that part of the clean energy transition should be accomplished by increasing solar energy generation, with support from energy storage technologies.³

This bill would make reasonable changes to current law to make it more likely that condo owners will be able to participate in the State’s critically important efforts to reduce GHG emissions in the transportation sector and increase clean electricity generation, while continuing to respect the ability of condo associations to manage their buildings.

Sierra Club Maryland urges a favorable report on this legislation.

Mark Posner
Clean Energy Legislative Team
mposner5719@gmail.com

Josh Tulkin
Chapter Director
Josh.Tulkin@MDSierra.org

¹ <https://mde.maryland.gov/programs/air/ClimateChange/Maryland%20Climate%20Reduction%20Plan/Maryland%27s%20Climate%20Pollution%20Reduction%20Plan%20-%20Final%20-%20Dec%2028%202023.pdf>.

² Climate Pollution Reduction Plan, p. 26.

³ Climate Pollution Reduction Plan, p. 19.

Testimony - SB0206_Seth Yeazel.pdf

Uploaded by: Seth Yeazel

Position: FAV

SB 0206 SUPPORT
Condominiums - Common Elements - Clean Energy Equipment

Judicial Proceedings Committee

January 30th, 2024

Dear Chair Smith, Vice Chair Waldstreicher, and Members of the Judicial Proceedings Committee:

Thank you very much for having me. First, I would like to mention that I am an electric regulatory attorney at the U.S. Federal Energy Regulatory Commission and **any views expressed herein are my own and do not necessarily represent the views of the Commission or the United States.**

I'm speaking to you as a resident of Chevy Chase Crest, a condominium community located in Montgomery County at DC's north boundary stone, and as a supporter of Senate Bill 206. Our community has been working for over two years to install what will eventually be an approximately 200 kilowatt rooftop solar facility, set to provide income for our community account and utility bill relief for our fellow neighbors.

This journey has lasted two years thus far, primarily because, at the 11th hour, our condominium attorney informed us that in order to enter into a solar leasing agreement with any of the local developers, the Maryland Condominium Act requires us to gain 66 and 2/3 approval from all condominium co-owners and *each of their mortgagees*. This is a problem for two reasons: first, because we only have about a 50% owner occupancy rate for our 80 homes and see single digit turnout for our board meetings every month; and, second, because we do not have the resources to reach out to and convince upwards of 80 different banks not to oppose our project. We are coming before you seeking that this law be amended, because we have seen tremendous support from all of our neighbors who have weighed in on this issue and want to make sure other communities can avoid this barrier to accessing more affordable energy.

As we push to achieve our state's clean energy future, it is paramount that we stamp out any and all red tape blocking citizens from participating. Amending the Maryland Condominium Act in accordance with Senate Bill 206 represents a meaningful step toward that goal, so I urge this body to issue a favorable report on Senate Bill 206. I thank you very much for your time and stand ready to address any questions or concerns you may have.