

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.