

Testimony to the House Environment and Transportation Committee
HB 0673– Condominiums and Homeowners Associations – Governing Documents –
Electric Vehicle Charging Protections
Position: Favorable with Amendment
February 7, 2025

The Honorable Marc Korman, Chair
Room 251, Taylor House Office Building, Annapolis, MD 21401

Honorable Chair Korman and Members of the House Environment and Transportation Committee:

I strongly support **HB 0673** which strengthens Maryland’s Right-to-Charge protections by ensuring that electric vehicle (EV) charging infrastructure in Multi-Unit Dwellings (MUDs) and HOA communities remains accessible and operational. As an EV advocate and policy stakeholder, I have seen both the transformative benefits of reliable home charging and the unnecessary barriers created when HOA or Condo Boards act against it.

Even after residents invest in EV charging solutions, they remain vulnerable to board decisions that can dismantle this critical infrastructure. In communities across Maryland, we have seen troubling examples where HOAs and Condo Boards have:

- **Blocked or removed previously approved charging stations without resident consultation.**
- **Restricted access to shared charging facilities through arbitrary enforcement or excessive fees.**
- **Failed to maintain installed infrastructure, rendering it unusable for EV owners.**

EV charging is not a convenience, it is an essential service for Marylanders transitioning to clean transportation. Like other critical infrastructure such as water, electricity, or fire safety systems, charging access must be protected to support the state’s climate goals and the growing number of EV drivers.

My advocacy for accessible EV charging extends beyond private communities. **I fought to establish a policy allowing EV charging on the public right-of-way in Montgomery County, working closely with County Executive Marc Elrich and Council Member Gabe Alborno, with critical support from the Electric Vehicle Association of Greater Washington, DC (EVADC).** Thanks to these efforts, I became the first person in Montgomery County to charge an EV under this new policy, using a curbside charger in front of my home. This achievement demonstrates that with the **right policies in place**, we can expand charging access **and remove barriers to EV adoption.**

Policy Recommendation

While **HB 0673** is a crucial step, I urge the committee to include amendments that:

1. **Prohibit HOAs and Condo Boards from disabling or removing installed EV charging stations without a valid, documented reason and an open, resident-inclusive process.**
2. **Ensure ongoing maintenance requirements so that once charging stations are installed, they remain operational.**
3. **Require fair and transparent governance regarding any modifications, cost-sharing, or rule changes affecting EV charging infrastructure.**

The transition to EVs depends on accessible and reliable home charging. Maryland must prevent unnecessary disruptions and ensure that once residents have access to charging, they do not lose it due to shifting board policies. I urge you to pass **HB 0673** with strong protections to guarantee that EV charging remains available where it has already been established.

Thank you for your time and consideration.

A handwritten signature in blue ink, reading "Andy Fraser". The signature is fluid and cursive, with the first name "Andy" and last name "Fraser" clearly distinguishable.

Andy Fraser
Kensington, MD