

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 7, 2025

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

From: Delegate Jen Terrasa
District 13, Howard County

Re: Sponsor Testimony in Support of HB 673, Condominiums and
Homeowners Associations - Governing Documents - Electric Vehicle
Recharging Equipment

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

Thank you for the opportunity to present HB 673, which removes barriers to the installation of EV charging equipment in communities with homeowners associations or condominium associations. This bill was previously introduced in 2024 as HB 1010 and has been modified to address concern raised last year about the adequacy of parking in common ownership communities.

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. Chair Korman's bills from 2021 and 2024 resulted in the law stating that the governing body must approve a unit owner's request to install electric vehicle charging equipment in the unit owner's space.

I was approached a few years ago by a constituent with a related issue - what happens when the community association wants to put in electric vehicle charging stations in common use spaces in the community so that multiple residents can take advantage of them. Great, right?

Unfortunately, in this case, the governing board was told by their attorney that because of their governing documents, the board was not permitted to do so. The attorney

advised that in order to do so they would need the approval of all unit owners and mortgagees, a virtually impossible task.

Since then, I have learned of other communities being advised similarly by their property management companies and/or attorneys. As a result, even boards eager to allow for communal electric charging stations, are turning down proposals to do so or are providing no answer because the board is stuck in limbo for months not knowing how to proceed.

To address these challenges, HB 673 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 charging equipment in common or limited common use parking spaces.

New for this year: We have added a provision that states that such installations are subject to the standard budgetary process of the condominium or HOA and requires the governing body to assess community parking capacity before installation or authorization.

As the committee knows, Maryland has important goals around electric vehicle usage to combat the climate change crisis. And as we heard in the Joint Briefing/Update on the Maryland Zero Emission Vehicle Infrastructure Plan and Maryland Clean Cars Program, there is a real need for more charging infrastructure across the state, and especially important is for people to be able to charge 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.

I respectfully urge a favorable report of HB 673.