

HB 673 — Condominiums and Homeowners Associations – Governing Documents –
Electric Vehicle Recharging Equipment
Position: **Favorable**

February 11, 2025

The Honorable Marc Korman
Chair, Environment and Transportation Committee
House Office Building
Annapolis, MD 21401

Dear Chair Korman and Members of the Committee:

I am writing to express my support for House Bill 673, which seeks to prevent unreasonable restrictions on the installation of electric vehicle (EV) charging equipment in condominiums and homeowners associations. This legislation is essential to ensuring that all Maryland residents have equitable access to EV charging.

As EV adoption continues to grow, access to convenient, reliable, and affordable charging is critical. However, restrictive provisions in condominium and HOA governing documents often create significant barriers for residents who cannot install home chargers. House Bill 673 addresses this issue by preventing unreasonable restrictions while maintaining a balanced approach that considers parking availability and existing governance processes.

Maryland ranks among the top states nationally for EV adoption. Proactively addressing the demand for home charging infrastructure will help remove a key obstacle for prospective EV owners and support the state's broader transportation goals.

I urge a favorable report on House Bill 673 to make EV ownership more accessible for all Maryland residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Lanny Hartmann", written in a cursive style.

Lanny Hartmann
Columbia, Maryland