



The Nature Conservancy
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TO: Marc Korman, Chair of the House Environment and Transportation Committee, and Committee Members

FROM: Cait Kerr, The Nature Conservancy, State Policy Manager; Mariana Rosales, The Nature Conservancy, Director of Climate

POSITION: HB 673 Condominiums and Homeowners Associations - Governing Documents - Electric Vehicle Recharging Equipment

The Nature Conservancy (TNC) supports HB 673 offered by Delegate Terrasa. HB 673 seeks to prevent the bylaws or rules of a condominium or homeowners association from prohibiting or unreasonably restricting installation or authorization for installing electric vehicle (EV) recharging equipment. This bill is consistent with the Maryland Commission on Climate Change's (MCCC) recommendation in the 2023 Annual Report to require new and existing multifamily buildings to meet EV-ready standards and to install EV chargers accessible to building tenants.

As a member of the Mitigation Working Group and the Zero Emissions Vehicles Sub Group, TNC provided funding for a study to examine and design program recommendations for accelerating light-duty zero emission vehicle adoption in Maryland. We recognize that increasing access to EV charging equipment across the state is essential for transitioning the transportation sector to electric. If passed, HB 673 can lead to more charging equipment on the ground at a faster rate.

The EV market is growing – an increasing number of customers are interested in purchasing cleaner and healthier transportation options. Accessible charging infrastructure is necessary to keep up with increasing demand and attract new potential buyers from various geographic regions that may not have previously had reliable access to charging equipment. HB 673 aims to lessen barriers for potential EV purchasers who currently have limited access to charging infrastructure.

TNC commends Delegate Terrasa on introducing this bill, which seeks to expand access to EV charging equipment for common ownership community residents.

Therefore, we urge a favorable report on HB 673.