

Testimony to the House Environment and Transportation Committee
HB 673 Condominiums (Condo) and Homeowners Associations (HOA)– Governing Documents
Electric Vehicle Recharging Equipment (EVSE)

Position: Favorable

11 February 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:

This is why I support HB 673

Currently, placing EVSEs in Common used property (parking spaces) is interpreted by Condo and HOA Boards as the use solely by owners of Electric Vehicles and not beneficial to the Condo or the HOA community. This legislation does the following:

1. aAllows an HOA board to put in EVSEs if they so desire thereby overriding the By-laws. No lawyers involved. This is permissive legislation.
2. Allows the use of a License instead of what I've seen that precludes EVSE deployment. A license is a temporary encumbrance on the land and is not permanent. BGE has been doing Turn Key installations of L2s at MUDs and has been requiring an Easement. Easements have to be surveyed. legal documents set up, and a filing with the Recorder of Deeds of the Easement. Big time bucks. This is a major boulder in the road to placement of EVSEs at Condos and HOAs.
3. EVSEs are not allowed in "common use or limited common use parking spaces" based on the legal interpretation by most lawyers that they do not benefit most of the unit owners. This legislation would allow EVSEs where a parking spot is not owned by a unit owner.

I ask that you report a Favorable action from the Committee

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