

Testimony to the House Environment and Transportation Committee
HB 0673 Condominiums and Homeowners Associations - Governing Documents - Electric Vehicle
Recharging Equipment
Position: Favorable With Amendment

February 11, 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 seeks to expand Maryland's Right-to-Charge law to include all common parking areas in Multi-Unit Dwellings (MUDs) and HOA communities. As a landlord and former board member who served my community for 12 years, I have witnessed firsthand both the benefits of reliable EV charging infrastructure and the detrimental impact when HOA or Condo Boards act against it.

Since 2022, my community has had a fully operational EV charging site serving residents. To ensure fair and sustainable access, dedicated internet infrastructure was built specifically to support the charging system and facilitate payment collection for charging sessions. However, in 2024, new board members took active steps in an attempt to dismantle this critical service. Their actions included:

- Cutting power to all EV charging units without notice or resident input.
- Disassembling the internet infrastructure, which was essential for collecting payments and managing the charging network.
- Attempts to deploying hostile and targeted parking enforcement tactics, including towing unfamiliar EVs at the owners' expense.

These actions demonstrate how easily an HOA or Condo Board can undermine EV charging infrastructure, even after it has been successfully installed and used by residents. EV charging is not a luxury—it is critical infrastructure that enables Marylanders to transition to cleaner transportation. It must be maintained with the same priority as other critical infrastructure similar to fire monitoring systems or elevators in multi-unit communities.

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Policy Recommendation

While HB 0673 is an important step forward, it must also ensure that once EV charging infrastructure is installed, it cannot be arbitrarily disabled or left in disrepair. I urge the committee to include provisions that would:

1. Prevent HOAs or Condo Boards from dismantling or disabling installed EV charging stations without a compelling justification and a transparent, resident-inclusive process.
2. Ensure ongoing maintenance and operational accountability, similar to other essential building systems.
3. Require that any modification to EV charging sites involve proper communication with affected residents and property owners.

The future of transportation depends on accessible and dependable home charging. Maryland must ensure that EV owners in multi-unit communities are not left without a solution simply because of a board's changing opinions. I urge you to pass HB 0673 with strong protections to guarantee that EV charging infrastructure remains functional once installed.

Please give favorable consideration to HB 0673.

Thank you for your time,

Robert Borkowski
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