

HB 673 Condominiums and Homeowners Associations -

Uploaded by: Cait Kerr

Position: FAV

Tuesday, February 11, 2025

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.

Sponsor Testimony, HB673.pdf

Uploaded by: Jen Terrasa

Position: FAV

JEN TERRASA
Legislative District 13
Howard County

Environment and Transportation
Committee

House Chair

Joint Committee on Children,
Youth, and Families



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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.

HB0673 - FAV - Condominiums and Homeowners Associ

Uploaded by: Landon Fahrig

Position: FAV



Maryland

Energy Administration

TO: Chair Korman, Vice Chair Boyce, and Members of the Environment and Transportation Committee
FROM: MEA
SUBJECT: HB 673 - Condominiums and Homeowners Associations - Governing Documents - Electric Vehicle Recharging Equipment
DATE: February 11, 2025

MEA Position: FAVORABLE

House Bill 673 would render any provisions of a condominium or homeowner association's government documents void and unenforceable to the extent that they prohibit or unreasonably restrict the association's installation of electric vehicle recharging equipment in common use areas.

As part of this year's briefing to the Environment and Transportation Committee on Maryland's Clean Cars Program, MDOT provided updates on Maryland's Zero Emission Vehicle Infrastructure Plan. It was acknowledged that the clean cars industry was significantly exceeding expectations, and Maryland would need to address the growing demand for EV charging locations across the state. MEA's own [Multifamily Residential EV Study](#) found that a total of 1,970 Direct Current Fast Charging (DCFC) ports and 1,978,865 Level II ports are required to meet the projected need by 2035.¹ Reducing obstacles to the installation of EV charging equipment is both essential to meet the growing demand, and provide the largest opportunity for Maryland to meet its climate pollution reduction targets.

The Maryland Condominium Act and Maryland Homeowners Association Act provide protections for EV installation nearly identical to those in HB 673, but only for those owners who have a designated parking space. In many multifamily properties, however, parking is owned by the community association and residents do not have a reserved space. Such residents are not covered by existing law, but have an equal interest in access to EV charging as those who are.

This bill additionally serves to address inequities in deploying EV infrastructure. MEA's EV Study found a significant lack of EV charging infrastructure in proximity to low-income housing complexes. HB 673 would eliminate HOA-imposed barriers to installing EV charging equipment in community-owned parking, providing equitable access to EV infrastructure and encouraging the adoption of EVs by low-income Marylanders.

Because HB 673 encourages the increased adoption of emissions-free transportation, MEA urges the committee to issue a **favorable report**.

Our sincere thanks for your consideration of this testimony. For questions or additional information, please contact Megan Outten, Policy Manager, at megan.outten@maryland.gov or 443.842.1780.

¹ <https://energy.maryland.gov/Reports/Multifamily%20Residential%20EV%20Study.pdf>

HB673_2025_LannyHartmann.pdf

Uploaded by: Lanny Hartmann

Position: FAV

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

HB673_MDSierraClub_FAV_2.11.2025.docx.pdf

Uploaded by: Lindsey Mendelson

Position: FAV

Committee: Environment and Transportation**Testimony on: Bill Number 673 “Condominiums and Homeowners Associations Governing Documents—Electric Vehicle Recharging Equipment****Position: Support****Hearing Date: February 11, 2025**

The Maryland Chapter of the Sierra Club supports HB 673. This bill would remove one barrier to the installation of electric vehicle charging infrastructure for certain multi-family residences. Specifically, the bill would prohibit the governing documents of a condominium or homeowners association from unreasonably restricting the governing body from installing or authorizing the installation of electric vehicle recharging equipment. The bill would require that decisions regarding such equipment be subject to the ordinary budgeting process of the governing body.

This modest, common-sense, cost-neutral legislation will help provide residents of multi-family units (who are more likely to be low-income or People of Color) with access to electric vehicle charging at home which studies have shown is typically cheaper and more convenient than public charging.¹

The transportation sector accounted for 35% of Maryland’s greenhouse gas emissions in 2020, with most emissions (82%) in this sector coming from on-road vehicles powered by gasoline or diesel. It is imperative that we support the transition to clean modes of transportation. The Maryland Department of Transportation’s Annual Attainment Report on Transportation System Performance included a goal of 1.1 million electric vehicles being registered in Maryland by 2030. To meet this goal, we should reduce barriers to the purchase of electric vehicles, including the lack of convenient access to home charging equipment for residents of multi-family housing. HB 673 makes an important contribution by supporting Maryland residents who want to transition away from gasoline-powered vehicles for their transportation needs.

We urge the Committee to provide a favorable report.

Elizabeth Bunn
Transportation Committee
ebunn8284@gmail.com

Josh Tulkin
Chapter Director
Josh.Tulkin@MDSierra.org

¹ <https://www.consumerreports.org/hybrids-evs/evs-offer-big-savings-over-traditional-gas-powered-cars/>

HB 0673-Lynn Parsons-Favorable.pdf

Uploaded by: Lynn Parsons

Position: FAV

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

February 7, 2025

The Honorable Marc Korman
House Office Building
Annapolis, MD 21401

Honorable Chair Korman and Members of the
Environment and Transportation Committee:

As the driver of a 2015 Nissan Leaf that is now beyond 120,000 miles and having driven the dominant number of those miles while living in a Condominium, I think I am especially qualified to comment on the implications of this bill. The lower range early model electric vehicles have given the early adopters plenty of experience with the positives and pitfalls of the evolving electric vehicle infrastructure. We have to charge more often.

In late 2014, I set out to make that easier by working with my community to provide a “home” charger on Condominium common use space. The lots have no designated parking. Navigating the lengthy, time consuming and onerous process of gaining approval for installation of a charging station in my community made me fully aware of why so many EV drivers who live in HOAs and Condos resign themselves to public EV Charging. The process is difficult enough without the added burden of having to get approval for the acceptability of such an amenity for the community in common use area. The opinion of many involved in these decisions seems to be that if it is not explicitly allowed, it requires a governing document change to authorize it.

The most densely populated communities are unfortunately faced with the most difficult challenge to providing a service that is in ever growing demand. There are no historical governing documents authorizing such installations for the common use or limited common use areas and for many associations this is the only practical space to provide this service to the community.

This bill provides that opportunity and will hopefully help relieve some unnecessary contention on public charging that is currently mis-used by drivers “dropping off” their cars at the public charging facility closest to home. This scenario causes those public chargers to be inaccessible to traveling drivers and lengthens their trip when the idle cars are not picked up immediately at the end of a charging session.

Thank you for your consideration, and I urge a favorable report on HB 0673.

Respectfully,

Lynn Parsons
Kensington, MD

czajka_hb673_020725_FAV.pdf

Uploaded by: Mark Czajka

Position: FAV

Subject: HB 673 – FAVORABLE

February 7, 2025

Environment and Transportation Committee
Room 251
House Office Building
Annapolis, Maryland 21401

Dear Honorable Chair Marc Korman and Members of the Committee:

My name is Mark Czajka and I'm a resident of Charles County and the Director of MD Volt Inc., a Maryland EV club. I **SUPPORT** House Bill 673 (Condominiums and Homeowners Associations – Governing Documents - Electric Vehicle Recharging Equipment). These are my personal views on HB 673:

- I'm still seeing members and friends having difficulties with HOA's being open to even entertaining discussions about installing charging stations or even a regular outlet (which for most people would solve the problem). Bill 673 would get these conversations started and deter building engineers from saying "we just can't do that."
- EV charging is NOT a luxury and is vital for people living in apartments and condos. Most EVs can be charged overnight.
- In 2023, the National Multifamily Housing Council found that 34% of tenants want EV chargers in their building, 7 percentage points higher than the previous year.¹

If you have any questions, please feel free to contact me at mark@mdvolt.org.

Sincerely,



Mark Czajka
Waldorf, MD 20603

¹ <https://www.marketplace.org/2024/12/03/ev-chargers-apartment-renters-electric-vehicle-construction-plug/>

HB673 Verchinski Support.pdf

Uploaded by: Paul Verchinski

Position: FAV

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

Paul Verchinski, ZEEVIC member representing the Public
5475 Sleeping Dog Lane
Columbia, MD 21045

Erdman_HB_673 2025.pdf

Uploaded by: Robert Erdman

Position: FAV

**HB 0673 Condominiums and Homeowners Associations - Governing Documents -
Electric Vehicle Recharging Equipment**

Position: Favorable

February 7, 2025

The Honorable Marc Korman, Chair
Room 251, House Office Building
Annapolis, MD 21401

Honorable Chair Korman and Members of the House Environment and Transportation Committee:

My name is Robert Erdman. I am writing to you **in support** of House Bill 0673, which ensures that Maryland residents living in condominiums and homeowners associations (HOAs) have the ability to install electric vehicle (EV) charging equipment without unreasonable restrictions.

I have been driving an electric vehicle since 2013, and my ability to charge at home has made the experience significantly more convenient. Home charging eliminates the need for frequent trips to public charging stations, saves time, and maximizes the benefits of owning an EV. However, many Marylanders who live in condominiums or HOA-governed communities do not have this same opportunity due to outdated or overly restrictive policies.

Maryland has made great strides in promoting electric vehicle adoption, and the number of EVs in our state continues to grow rapidly. To support this transition, we need as many charging alternatives as possible. HB673 addresses a crucial gap by ensuring that condo and HOA governing bodies cannot prohibit or unreasonably restrict the installation of EV charging equipment in common-use or limited common-use parking spaces.

HB673 is a necessary step in modernizing our infrastructure to support the future of transportation. As Maryland works toward its clean energy and emissions reduction goals, it is essential to remove unnecessary barriers to EV ownership. By passing this bill, the legislature will help ensure that more Marylanders can enjoy the benefits of driving electric, regardless of their housing situation.

I urge the committee to support HB673 and give more Marylanders the opportunity to charge their EVs at home, where it is most convenient and cost-effective.

I respectfully ask for a favorable report.

Sincerely,

Robert Erdman
Potomac, MD 20854

HB673 Right-to-charge common elements.pdf

Uploaded by: Scott Wilson

Position: FAV

Testimony to the House Environment and Transportation Committee
HB 673 Condominiums and Homeowners Associations - Governing Documents - Electric
Vehicle Recharging Equipment
Position: Favorable

11 February 2025

The Honorable Marc Korman, Chair
Room 251, House Office Building
Annapolis, MD 21401

Honorable Chair Korman and Members of the House Environment and Transportation Committee:

As more Maryland families discover the enormous advantages of owning an EV, we are encountering the issue of drivers wanting to install charging at their townhomes or condos, under an HOA. These drivers want nothing more than to harness the “EV Opportunity”, meaning they want to drive inexpensively, help the environment and increase energy security, the same way single family homeowners already do. HB 673 gives them the mechanism to accomplish that goal and to “cut the nozzle”. Home charging under an HOA is a matter of economic justice, as well.

Under current law, HOA drivers can install charging in an assigned space. This law creates a mechanism for them to install charging in common use or limited common use areas, using a balanced approach that allows for HOA input, by means of licensing use of common elements, without fighting unreasonable restrictions.

Let’s not throw up our hands and find ways to do nothing. Let’s instead use common sense and spread the EV Opportunity to as many Maryland families as possible, living both in single family homes and in townhomes and condos.

Thank you for your time,

Scott Wilson, VP Electric Vehicle Association of Greater Washington DC

HB 0673 Condominiums and HOA - Governing Documents

Uploaded by: Robert Borkowski

Position: FWA

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.

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

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
Ijamsville, MD

Maryland Legislature - 2025 HB673 - Testimony from

Uploaded by: Steve Horvath

Position: FWA



HOMEOWNERS
OF AMERICA
UNITED

February 07, 2025

My name is Steve Horvath. *Homeowners of America (HOA) United* is a nonprofit organization funded entirely by member donations that connects homeowners to provide advocacy, collaboration, education, empowerment, and inspiration to create positive, transformative impacts for common interest communities. A number of our members are Maryland COC homeowners.

Thank you for considering testimony from *HOA United*.

Sincerely,

Steve Horvath
Co-Founder, HOA United

Testimony for [HB673](#)
***Condominiums and HOAs - Governing Documents - EV Charging
Equipment***

HOA United recommends this bill favorably with one amendment: that COCs are reasonably limited in their ability to assess owners for capital improvements related to **EV charging**. We commend this bill for recognizing the importance of budgeting for this expense, but overwhelmingly recommend limiting the Board's ability to assess owners for capital improvements to 1% or less of the annual budget unless a majority of owners approve expenses in excess of 1% up to 3% and sixty-seven percent of owners approve expenses in excess of 3%.