



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

24 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:

I am writing on behalf of the Greater Washington Region Clean Cities Coalition (GWRCCC) to express strong support for Maryland House Bill 673 Condominiums and Homeowners Associations - Governing Documents - Electric Vehicle Recharging Equipment. Our Coalition is one of the 90+ Clean Cities Coalitions nationwide supported by the U.S. Department of Energy. GWRCCC is a public-private partnership composed of representatives of the Metropolitan Washington Council of Governments, the District of Columbia, regional governments, national trade associations, public and private companies, and public utilities. Headquartered in the District of Columbia, we have programmatic responsibility for the region including the District of Columbia, Northern Virginia, and Maryland. The mission of our Coalition is to promote the use of clean domestic fuels to assure climate security, energy independence, and clean air in our nation and region by reducing our dependence on gasoline and dirty transportation fuels.

HB 673 is a crucial step toward ensuring that homeowners and condominium associations cannot unreasonably restrict the installation of electric vehicle (EV) charging stations in common-use or limited common-use parking areas. This bill expands on existing right-to-charge statutes, ensuring that governing bodies of HOAs and condominiums have the authority to install or authorize charging infrastructure in these shared spaces. With the rapid growth of EV adoption, particularly in Maryland's HOA-governed communities, addressing barriers to charging infrastructure is critical to supporting this transition.

The ability to charge an EV at home is one of the most significant factors in making electric vehicle ownership feasible for many Maryland residents. Without accessible charging options, residents living in condominiums and HOA-governed communities may face unnecessary obstacles in transitioning to clean transportation. HB 673 helps resolve these challenges by allowing governing bodies to install EV chargers and granting licenses for up to three years to use common elements for charging.

Expanding access to EV charging aligns with Maryland's broader climate and clean energy goals. By facilitating the widespread availability of EV charging infrastructure, HB 673 will encourage more residents to make the switch to electric vehicles, reducing greenhouse gas emissions and improving air quality. Additionally, making EV charging more accessible in multi-family housing communities supports equity by ensuring that all residents—regardless of their housing situation—have the opportunity to participate in the clean transportation transition.

GWRCCC urges the Maryland General Assembly to pass HB 673 and reinforce the state's leadership in sustainable transportation. Enabling broader access to EV charging is an investment in climate resilience, public health, and equitable access to clean energy solutions. Thank you for your commitment to climate action in Maryland and your leadership in promoting an environmentally and socially resilient future for the region. If you have any questions, I can be reached at (202) 671-1580 or antoinethompson@gwrccc.org.

Sincerely,

Antoine Thompson

Antoine Thompson

Executive Director

Greater Washington Region Clean Cities Coalition