



## **Senate Bill 434 – Maryland Strategic Energy Investment Fund - Uses - Cooperative Housing Corporations and Condominiums (Co-Op and Condo Energy Refund Equity Act)**

### **Position: Support with Amendments**

Maryland REALTORS® supports SB 434 and its inclusion of condominium unit owners and members of cooperative housing corporations within the definition of “residential distribution customer.” Ensuring that residents of condominiums and cooperatives receive energy rebates funded through compliance fees promotes fairness and broad access to legislative energy relief.

We agree that when electricity is billed to an association through a master meter or when utilities are incorporated into monthly condominium or cooperative dues, it is appropriate for the electric company to issue a refund or credit to the governing body for distribution to members or unit owners. In those circumstances, the association is the customer of record and is best positioned to allocate the rebate.

However, we respectfully request a clarifying amendment to ensure that condominium and cooperative residents who are individually billed by the utility receive their rebates directly from the electric company, just like other residential customers. In many communities, unit owners hold their own utility accounts and pay electricity costs directly. Requiring rebates to flow through the association in those cases would create unnecessary administrative burdens and potential inequities.

We also note that many detached and semi-detached homes are legally organized as condominiums but function as single-family residences with individually metered utilities. These homeowners should not be treated differently solely because of their ownership structure.

With this clarification, SB 434 will deliver equitable and efficient energy relief to all residential customers.

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