

**HB 0405 Condominiums and Homeowners Associations - Governing Documents -
Electric Vehicle Recharging Equipment**

Position: Favorable

February 17, 2026

The Honorable Kriselda Valderrama, Chair
Room 231, Taylor House Office Building
Annapolis, MD 21401

Honorable Chair Valderrama and Members of the House Economic Matters Committee:

My name is Robert Erdman. I am writing to you **in support** of House Bill 405, which ensures that Maryland residents living in condominiums and homeowners' associations (HOAs) can 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However, many Marylanders who live in condominiums or HOA-governed communities do not have this same opportunity due to outdated or overly restrictive policies.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. HB 405 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.

HB 405 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 HB 405 and give more Marylanders the opportunity to charge their EVs where they live, where it is most convenient and cost-effective.

I respectfully ask for a favorable report.

Sincerely,

Robert Erdman
Potomac, MD 20854