

Testimony to the House Economic Matters Committee
HB 405 Condominiums and Homeowners Associations - Governing Documents - Electric
Vehicle Recharging Equipment
Position: Favorable

16 February 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:

As more Maryland families recognize the advantages of owning an electric vehicle, a growing number—particularly those living in townhomes and condominiums governed by homeowners associations—are seeking the ability to install home charging. These residents want to participate fully in the EV opportunity: lower transportation costs, reduced environmental impact, and improved energy security—*the same way single-family homeowners already do*. HB 405 provides a practical mechanism to make that possible and enables more drivers to “cut the nozzle.” Access to home charging in HOA communities is also a matter of economic justice.

Under current law, EV owners in HOA communities may install charging equipment in their assigned parking spaces. HB 405 establishes a clear process for installing charging in common-use or limited common-use areas. It adopts a balanced framework that preserves HOA input by allowing the licensing of common elements, while protecting residents from 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 under HOAs.

Thank you for your time,

Scott Wilson, VP Electric Vehicle Association of Greater Washington DC