

Subject: HB 405 – FAVORABLE

February 17, 2026

Economic Matters Committee
Room 231, Taylor House Office Building
Annapolis, MD 21401

Dear Honorable Chair Valderrama and Members of the House Economic Matters 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 405 (Condominiums and Homeowners Associations – Governing Documents - Electric Vehicle Recharging Equipment). These are my personal views on HB 405:

- In June of 2025, I turned in my last gas-powered (lease). This was my first winter driving a BEV (battery electric vehicle), and I've found it's imperative that EV owners in condos have access to charging stations as vehicle range can dip 25% or more in the cold.
- 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 405 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/>