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Howard County

Government, Labor, and  
Elections Committee

*Subcommittees*

Election Law

Labor

Oversight Committee on Personnel



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THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

February 19, 2026

To: The Honorable Kriselda Valderrama  
Chair, Economic Matters Committee

From: Delegate Jen Terrasa  
District 13, Howard County

Re: Sponsor Testimony in Support of HB 405, Condominiums and  
Homeowners Associations - Governing Documents - Electric Vehicle  
Recharging Equipment

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Dear Chair Valderrama, Vice Chair Charkoudian, and Members of the Economic Matters Committee,

Thank you for the opportunity to present HB 405, which removes barriers to the installation of EV charging equipment in communities with homeowners associations or condominium associations. This bill is a reintroduction of HB 673 from 2025. That bill was previously introduced in 2024 and was modified to address concerns raised about the adequacy of parking in common ownership communities.

The General Assembly has previously enacted laws that address the challenges residents of condo and HOA communities face when trying to install charging equipment for their electric vehicles. Bills from 2021 and 2024 resulted in the law stating that the governing body must approve a unit owner's request to install electric vehicle charging equipment in the unit owner's space.

I was approached a few years ago by a constituent with a related issue: what happens when the community association wants to put in electric vehicle charging stations in common use spaces in the community so that multiple residents can take advantage of them? Unfortunately, in this case, the governing board was told by their attorney that

because of their governing documents, the board was not permitted to do so. The attorney advised that to accomplish this they would need the approval of all unit owners and mortgagees, a virtually impossible task.

Since then, I have learned of other communities being advised similarly by their property management companies and/or attorneys. As a result, even boards eager to allow communal electric charging stations, are turning down proposals to do so or are providing no answer because the board is stuck in limbo for months not knowing how to proceed.

To address these challenges, HB 405 makes sure nothing in the governing documents can prohibit this. This is accomplished by making void or unenforceable any specific provisions in the governing documents of a condominium or HOA that prohibit or unreasonably restrict the governing body from installing or authorizing the installation of EV charging equipment in common or limited common use parking spaces.

Maryland has important goals around electric vehicle usage to combat the climate change crisis. As the market for these vehicles continues, it is necessary to ensure that charging equipment is available and ready to use. And while we continue to hear there is a need for more charging infrastructure across the state, it's especially important for people to be able to charge at home. EVs and their charging equipment must be accessible to all Marylanders.

I respectfully urge a favorable report of HB 405.