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February 17, 2026

[kris.valderrama@house.maryland.gov](mailto:kris.valderrama@house.maryland.gov)  
[lorig.charkoudian@house.maryland.gov](mailto:lorig.charkoudian@house.maryland.gov)

Delegate Kriselda Valderrama, Chair  
Delegate Lorig Charkoudian, Vice Chair  
231 Taylor House Office Building  
6 Bladen Street  
Annapolis, Maryland 21401

**Re: House Bill 405**

**Real Property – Condominiums and Homeowners Associations – Governing Documents –  
Electric Vehicle Recharging Equipment**

**Hearing Date: February 19, 2026 - 1:00 p.m.**

**Position: Support**

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

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI represents individuals and professionals who reside in or work with community associations (condominiums, homeowners’ associations, and cooperatives) throughout the State of Maryland.

MD-LAC supports HB405 because it supports self-governance by the Board of Directors and permits the board to utilize its discretion in determining whether a communal EV charging station is necessary.

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Community Association Institute

For this reason, we respectfully request that the Committee issue HB 405 a **favorable report**. Thank you for your time and attention to this important legislation.

We are available to answer any questions the Committee Members may have. Please feel free to contact Lisa Harris Jones, lobbyist for the MD-LAC, at (420) 366-1500, or by e-mail at [lisa.jones@mdlobbyist.com](mailto:lisa.jones@mdlobbyist.com), or Brenda Wakefield, of the MD-LAC, at (410) 703-8688 or by email at [brenda.wakefield@wamcs.com](mailto:brenda.wakefield@wamcs.com) or Igor Conev, of the MD-LAC, at (443) 614-2787, or by email at [igor@ocmannproperties.com](mailto:igor@ocmannproperties.com) .

Sincerely,

*Brenda Wakefield*

Brenda Wakefield, CMCA, AMS, MBS

Secretary, CAI MD-LAC

*Igor Conev*

Igor Conev, CMCA, AMS, PCAM, CIRMS

Chair, CAI MD-LAC

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than fifty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose, state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.