



SIERRA CLUB

MARYLAND CHAPTER

P.O. Box 278
Riverdale, MD 20738

Committee: Economic Matters

Testimony on: HB 0405 “Condominiums and Homeowners Associations - Governing Documents - Electric Vehicle Recharging Equipment”

Position: Support

Hearing Date: February 19, 2026

The Maryland Chapter of the Sierra Club supports HB 405. This bill would remove one barrier to the installation of electric vehicle charging infrastructure at certain residences. Specifically, the bill would prohibit the governing documents of a condominium or homeowners association from unreasonably restricting the governing body from installing or authorizing the installation of electric vehicle recharging equipment. Instead the bill requires that decisions regarding the same be subject to the ordinary budgeting process of the governing body.

This modest, common-sense legislation will help provide residents of multi-family units (who are more likely to be low-income or people of color) with access to electric vehicle charging at home which studies have shown is typically cheaper and more convenient than public charging. [\[1\]](#)

The transportation sector accounted for 35% of Maryland’s greenhouse gas emissions in 2020, with most emissions (82%) in this sector coming from on-road vehicles powered by gasoline or diesel. It is imperative that we support the transition to clean modes of transportation. The Maryland Department of Transportation’s Annual Attainment Report on Transportation System Performance included a goal of 1.1 million electric vehicles being registered in Maryland by 2030. To meet this goal, we must take every reasonable step to remove barriers to the purchase of electric vehicles, including the lack of convenient access to home charging equipment for residents of multi-family housing.

HB 405 makes an important contribution by removing an unwarranted barrier. We urge the Committee to provide a favorable report. Finally, we also encourage the Committee to consider requiring, over time, the provision of on-site charging sites at all multi-family housing complexes.

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[\[1\] https://www.consumerreports.org/hybrids-evs/evs-offer-big-savings-over-traditional-gas-powered-cars/](https://www.consumerreports.org/hybrids-evs/evs-offer-big-savings-over-traditional-gas-powered-cars/)

Founded in 1892, the Sierra Club is America’s oldest and largest grassroots environmental organization. The Maryland Chapter has over 70,000 members and supporters, and the Sierra Club nationwide has over 800,000 members and nearly four million supporters.