

HB 405 — Condominiums and Homeowners Associations – Governing Documents –
Electric Vehicle Recharging Equipment
Position: **Favorable**

February 19, 2026

The Honorable Kriselda Valderrama
Chair, Economic Matters Committee
House Office Building
Annapolis, MD 21401

Dear Chair Valderrama and Members of the Committee:

I am writing to express my support for House Bill 405, which seeks to prevent unreasonable restrictions on the installation of electric vehicle (EV) charging equipment in condominiums and homeowners associations. This legislation is essential to ensuring that all Maryland residents have equitable access to EV charging.

As EV adoption continues to grow, access to convenient, reliable, and affordable charging is critical. However, restrictive provisions in condominium and HOA governing documents often create significant barriers for residents who cannot install home chargers. House Bill 405 addresses this issue by preventing unreasonable restrictions while maintaining a balanced approach that considers parking availability and existing governance processes.

Maryland aspires to an aggressive goal for statewide EV adoption. Proactively addressing the demand for home charging infrastructure will help remove a key obstacle for prospective EV owners and support the state's broader transportation goals.

I urge a favorable report on House Bill 405 to make EV ownership more accessible for all Maryland residents.

Sincerely,

A handwritten signature in black ink that reads "Lanny Hartmann". The signature is written in a cursive, flowing style.

Lanny Hartmann
Columbia, Maryland