



Montgomery County

Office of Intergovernmental Relations

ROCKVILLE: 240-777-6550

ANNAPOLIS: 240-777-8270

HB 405

DATE: February 19, 2026

SPONSOR: Delegate Terrasa

ASSIGNED TO: Economic Matters

CONTACT PERSON: Leslie Frey (Leslie.Frey@montgomerycountymd.gov)

**COUNTY POSITION: Support With Amendments (Department of Housing and
Community Affairs)**

Condominiums and Homeowners Associations - Governing Documents - Electric Vehicle Recharging Equipment

House Bill 405 would prohibit condominium and homeowners associations from adopting restrictions or rules that effectively prohibit or unreasonably restrict the governing body from authorizing the installation of electric vehicle (EV) charging equipment in common use parking spaces. The bill also allows governing bodies to grant a renewable license for up to 3 years on common elements necessary for the installation of EV charging equipment.

Electric vehicles have an important role to play as we strive to achieve State and local climate goals. This legislation would reduce barriers that have made it hard for certain members of our community to install EV charging equipment where they live.

We support the general intent of the bill but can envision situations arising in which residents of these communities may have concerns regarding the location, leasing, or expense of charging equipment that might not be reasonably addressed through the ordinary budget process allowed for in the bill. We suggest the bill be amended to require a concurring vote of a majority of homeowners to Board decisions on installing equipment or leasing common areas. This change would provide oversight and help to address resident concerns in these situations.

With the suggested amendment, the Department of Housing and Community Affairs respectfully requests that the Economic Matters Committee issue a favorable report on House Bill 405.