



Maryland

Energy Administration

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

FROM: MEA

SUBJECT: HB 405 - Condominiums and Homeowners Associations - Governing Documents - Electric Vehicle Recharging Equipment

DATE: February 19, 2026

MEA Position: FAVORABLE

The Maryland Energy Administration (MEA) respectfully submits this letter in support of House Bill 405.

House Bill 405 prohibits the governing documents of a condominium or homeowners association from unreasonably restricting the governing body from installing or authorizing the installation of electric vehicle (EV) recharging equipment in common-use or limited common-use parking spaces. House Bill 405 makes clear that such installations remain subject to the ordinary budget processes of the condominium or association and requires governing bodies to consider the availability of sufficient parking to meet the needs of the community before authorizing installation. It further authorizes the governing body to grant renewable licenses for the use of common elements necessary to install and supply electricity to EV charging equipment and applies these protections retroactively.

Transportation is the largest source of greenhouse gas emissions in Maryland. Achieving the State's climate commitments and maintaining progress under Maryland's clean transportation framework requires broad and equitable access to EV charging infrastructure. While Maryland has invested significantly in vehicle incentives and public charging deployment, access to reliable home charging remains one of the most important factors influencing consumer adoption of electric vehicles.

Residents of condominiums and homeowners' association communities frequently encounter restrictions and barriers that limit or delay the installation of charging infrastructure. These restrictions can disproportionately affect residents of multifamily communities and moderate-income households who do not have access to private garages or dedicated off-street parking. By preventing unreasonable prohibitions, this bill removes a key structural barrier while preserving local governance and fiscal oversight.

MEA has administered several programs that support electric vehicle adoption and charging infrastructure deployment across Maryland, including the Community Electric Vehicle Supply Equipment (EVSE) Grant Program, which is expected to award close to \$10 million in grant funding to support increased access to affordable and reliable electric vehicle (EV) charging networks throughout

Maryland, and especially in overburdened communities. Expanding access in condominium and HOA communities complements these investments and supports a more inclusive transition to clean transportation. Enabling residents in shared housing communities to access EV charging helps ensure that the benefits of reduced fuel costs, improved air quality, and lower emissions are broadly shared.

For these reasons, MEA urges the committee to issue a **favorable report**.

Our sincere thanks for your consideration of this testimony. For questions or additional information, please contact Megan Outten, Policy manager, at megan.outten@maryland.gov or 443.842.1780.