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Chair
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Rules and Executive
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THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

HB 702: Co-Op and Condo Energy Refund Equity Act

Testimony of Delegate Marc Korman – Favorable

Thank you, Madame Vice Chair and colleagues on the Environment and Transportation Committee. I come before you today to present HB 702, the Co-Op and Condo Energy Refund Equity Act. This bill would extend the benefits of compliance fee energy rebates to residents of Maryland’s condominium and cooperative housing complexes.

As you are aware, last session, the General Assembly authorized two electricity rebates paid from the Strategic Energy Investment Fund (SEIF) based on their electricity consumption. Moreover, the Governor has authorized \$100 million for additional rebates in the budget currently under consideration. However, the law does not account for residents of condominiums and cooperative housing corporations (“co-ops”). The rebates are calculated for individual electricity meters, which most condo and co-op complexes do not have. According to the Master Meter Conversion Study¹ performed in 2019, there are 840 electric master-metered accounts in Maryland that the bill would impact. The Co-Op and Condo Energy Refund Equity Act rectifies this situation, requiring electric companies to issue refunds to the governing bodies of condos and co-ops to be distributed proportionately to their residents.

Communities like Perry Hall’s Chapel Village, Pikesville’s Eleven Slade, and California’s Myrtle Point Townhomes are home to thousands of housing cooperative residents and condominium residents. Moreover, many condos and co-ops are home to senior citizens, retirees, and renters who live on fixed incomes. These Marylanders are ineligible for an energy rebate, despite making monthly utility payments like residents of apartment complexes and single-family homes. That is to say, the master meter bill is immediately passed on to them, but they do not have a direct relationship with the electric utility. This bill will make the General Assembly’s intent clear that past and future rebates must include these ratepayers.

I urge a favorable report.

¹ Public Service Commission,
<https://www.pscmaryland.com/wp-content/uploads/2025/11/Final-Master-Meter-Conversion-Study-2018.pdf>