



Montgomery County

Office of Intergovernmental Relations

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HB 405

DATE: April 2, 2026

SPONSOR: Delegate Terrasa, et al.

ASSIGNED TO: Judicial Proceedings

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**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 Maryland strives to achieve State and local climate goals. House Bill 405 would reduce barriers that have made it hard for certain members of our community to install EV charging equipment where they live.

The decision of a condominium or homeowners' associations to install equipment or lease common areas has the potential to be impactful on expenses and the use and availability of common areas. Installing EV recharging equipment should be, at minimum, subject to the budget process the condominium or homeowners' association would follow for a different renovation of similar cost or magnitude, as is reflected by the bill in its current posture. Montgomery County Department of Housing and Community Affairs respectfully urges the committee to adopt an amendment to clarify that if the governing documents of a condominium or homeowners' association require a majority vote of the homeowners in the appropriate budget process then the governing documents should be honored and not construed to unreasonably restrict authorization of the installation of EV recharging equipment.

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