

# **Sponsor Testimony, HB 405 - JPR.pdf**

Uploaded by: Jen Terrasa

Position: FAV

JEN TERRASA  
Legislative District 13  
Howard County

Government, Labor, and  
Elections Committee

*Subcommittees*

Election Law

Labor

Oversight Committee on Personnel



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THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

April 2, 2026

To: The Honorable William C. Smith Jr.  
Chair, Judicial Proceedings Committee

From: Delegate Jen Terrasa  
District 13, Howard County

Re: Sponsor Testimony in Support of HB 405, Condominiums and  
Homeowners Associations - Governing Documents - Electric Vehicle  
Recharging Equipment

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Dear Chair Smith, Vice Chair Waldstreicher, and Members of the Judicial Proceedings Committee,

Thank you for the opportunity to present HB 405, which removes barriers to the installation of EV charging equipment in communities with homeowners associations or condominium associations. The bill was amended in the House to address some stakeholder concerns around the association budget process.

The General Assembly has previously enacted laws that address the challenges residents of condo and HOA communities face when trying to install charging equipment for their electric vehicles. Bills from 2021 and 2024 resulted in the law stating that the governing body must approve a unit owner's request to install electric vehicle charging equipment in the unit owner's space.

I was approached a few years ago by a constituent with a related issue: what happens when the community association wants to put in electric vehicle charging stations in common use spaces in the community so that multiple residents can take advantage of them? Unfortunately, in this case, the governing board was told by their attorney that because of their governing documents, the board was not permitted to do so. The

attorney advised that to accomplish this they would need the approval of all unit owners and mortgagees, a virtually impossible task.

Since then, I have learned of other communities being advised similarly by their property management companies and/or attorneys. As a result, even boards eager to allow communal electric charging stations, are turning down proposals to do so or are providing no answer because the board is stuck in limbo for months not knowing how to proceed.

To address these challenges, HB 405 makes sure nothing in the governing documents can prohibit this. This is accomplished by making void or unenforceable any specific provisions in the governing documents of a condominium or HOA that prohibit or unreasonably restrict the governing body from installing or authorizing the installation of EV charging equipment in common or limited common use parking spaces.

Maryland has important goals around electric vehicle usage to combat the climate change crisis. As the market for these vehicles continues, it is necessary to ensure that charging equipment is available and ready to use. And while we continue to hear there is a need for more charging infrastructure across the state, it's especially important for people to be able to charge at home. EVs and their charging equipment must be accessible to all Marylanders.

I respectfully urge a favorable report of HB 405.

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Uploaded by: Lindsey Mendelson

Position: FAV



# SIERRA CLUB

## MARYLAND CHAPTER

P.O. Box 278  
Riverdale, MD 20738

### **Committee: Judicial Proceedings**

**Testimony on: HB 0405 “Condominiums and Homeowners Associations - Governing Documents - Electric Vehicle Recharging Equipment”**

**Position: Support**

**Hearing Date: April 2, 2026**

The Maryland Chapter of the Sierra Club supports HB 405. This bill would remove one barrier to the installation of electric vehicle charging infrastructure at certain residences. Specifically, the bill would prohibit the governing documents of a condominium or homeowners association from unreasonably restricting the governing body from installing or authorizing the installation of electric vehicle recharging equipment. Instead the bill requires that decisions regarding the same be subject to the ordinary budgeting process of the governing body.

This modest, common-sense legislation will help provide residents of multi-family units (who are more likely to be low-income or people of color) with access to electric vehicle charging at home which studies have shown is typically cheaper and more convenient than public charging. [\[1\]](#)

The transportation sector accounted for 35% of Maryland’s greenhouse gas emissions in 2020, with most emissions (82%) in this sector coming from on-road vehicles powered by gasoline or diesel. It is imperative that we support the transition to clean modes of transportation. The Maryland Department of Transportation’s Annual Attainment Report on Transportation System Performance included a goal of 1.1 million electric vehicles being registered in Maryland by 2030. To meet this goal, we must take every reasonable step to remove barriers to the purchase of electric vehicles, including the lack of convenient access to home charging equipment for residents of multi-family housing.

HB 405 makes an important contribution by removing an unwarranted barrier. We urge the Committee to provide a favorable report. Finally, we also encourage the Committee to consider requiring, over time, the provision of on-site charging sites at all multi-family housing complexes.

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[\[1\] https://www.consumerreports.org/hybrids-evs/evs-offer-big-savings-over-traditional-gas-powered-cars/](https://www.consumerreports.org/hybrids-evs/evs-offer-big-savings-over-traditional-gas-powered-cars/)

Founded in 1892, the Sierra Club is America’s oldest and largest grassroots environmental organization. The Maryland Chapter has over 70,000 members and supporters, and the Sierra Club nationwide has over 800,000 members and nearly four million supporters.

**HB405\_MoCoDHCA\_FWA\_Frey (GA26).pdf**

Uploaded by: Leslie Frey

Position: FWA



# 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**

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

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

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### **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.