

HOUSE BILL 673

N1
HB 1010/24 – ENT

5lr2469

By: **Delegates Terrasa, Ebersole, Lehman, Palakovich Carr, Ruth, Taveras, and Wu**

Introduced and read first time: January 24, 2025

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Condominiums and Homeowners Associations – Governing Documents –**
3 **Electric Vehicle Recharging Equipment**

4 FOR the purpose of prohibiting provisions of the governing documents of a condominium
5 or homeowners association from unreasonably restricting the governing body of the
6 condominium or homeowners association from installing or authorizing the
7 installation of electric vehicle recharging equipment; establishing that the
8 installation or authorization of installation of electric vehicle charging equipment by
9 a governing body is subject to the ordinary budget processes of the condominium or
10 homeowners association and requiring the governing body to consider the
11 availability of sufficient parking to meet the needs of the community before
12 installation or authorization; applying this Act retroactively; authorizing the
13 governing body of a condominium or homeowners association to grant a certain
14 license; and generally relating to electric vehicle recharging equipment in
15 condominiums and homeowners associations.

16 BY adding to
17 Article – Real Property
18 Section 11–111.6 and 11B–111.11
19 Annotated Code of Maryland
20 (2023 Replacement Volume and 2024 Supplement)

21 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
22 That the Laws of Maryland read as follows:

23 **Article – Real Property**

24 **11–111.6.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(A) IN THIS SECTION, "ELECTRIC VEHICLE RECHARGING EQUIPMENT" HAS THE MEANING STATED IN § 11-111.4 OF THIS TITLE.

(B) A RECORDED COVENANT OR RESTRICTION, A PROVISION IN A DECLARATION, OR A PROVISION IN THE BYLAWS OR RULES OF A CONDOMINIUM MAY NOT PROHIBIT OR UNREASONABLY RESTRICT THE GOVERNING BODY FROM INSTALLING OR AUTHORIZING THE INSTALLATION OF ELECTRIC VEHICLE RECHARGING EQUIPMENT IN COMMON USE OR LIMITED COMMON USE PARKING SPACES.

(C) THE INSTALLATION OR AUTHORIZATION OF INSTALLATION OF ELECTRIC VEHICLE RECHARGING EQUIPMENT BY A GOVERNING BODY SHALL BE SUBJECT TO THE ORDINARY BUDGET PROCESS OF THE CONDOMINIUM.

(D) A GOVERNING BODY SHALL CONSIDER THE AVAILABILITY OF SUFFICIENT PARKING TO MEET THE NEEDS OF THE COMMUNITY BEFORE INSTALLING OR AUTHORIZING THE INSTALLATION OF ELECTRIC VEHICLE RECHARGING EQUIPMENT IN COMMON USE OR LIMITED COMMON USE PARKING SPACES.

(E) NOTWITHSTANDING THE PROVISIONS OF § 11-125 OF THIS TITLE, THE GOVERNING BODY MAY GRANT A LICENSE FOR UP TO 3 YEARS, RENEWABLE AT THE DISCRETION OF THE GOVERNING BODY, ON ANY COMMON ELEMENT NECESSARY FOR THE INSTALLATION OF EQUIPMENT OR FOR THE SUPPLY OF ELECTRICITY TO ANY ELECTRIC VEHICLE RECHARGING EQUIPMENT.

11B-111.11.

(A) IN THIS SECTION, "ELECTRIC VEHICLE RECHARGING EQUIPMENT" HAS THE MEANING STATED IN § 11-111.4 OF THIS ARTICLE.

(B) A RECORDED COVENANT OR RESTRICTION, A PROVISION IN A DECLARATION, OR A PROVISION IN THE BYLAWS OR RULES OF A HOMEOWNERS ASSOCIATION MAY NOT PROHIBIT OR UNREASONABLY RESTRICT THE GOVERNING BODY FROM INSTALLING OR AUTHORIZING THE INSTALLATION OF ELECTRIC VEHICLE RECHARGING EQUIPMENT IN COMMON USE OR LIMITED COMMON USE PARKING SPACES.

(C) THE INSTALLATION OR AUTHORIZATION OF INSTALLATION OF ELECTRIC VEHICLE RECHARGING EQUIPMENT BY A GOVERNING BODY SHALL BE SUBJECT TO THE ORDINARY BUDGET PROCESS OF THE HOMEOWNERS ASSOCIATION.

(D) A GOVERNING BODY SHALL CONSIDER THE AVAILABILITY OF

1 SUFFICIENT PARKING TO MEET THE NEEDS OF THE COMMUNITY BEFORE
2 INSTALLING OR AUTHORIZING THE INSTALLATION OF ELECTRIC VEHICLE
3 RECHARGING EQUIPMENT IN COMMON USE OR LIMITED COMMON USE PARKING
4 SPACES.

5 (E) THE GOVERNING BODY MAY GRANT A LICENSE FOR UP TO 3 YEARS,
6 RENEWABLE AT THE DISCRETION OF THE GOVERNING BODY, ON ANY COMMON
7 ELEMENT NECESSARY FOR THE INSTALLATION OF EQUIPMENT OR FOR THE SUPPLY
8 OF ELECTRICITY TO ANY ELECTRIC VEHICLE RECHARGING EQUIPMENT.

9 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to
10 apply retroactively and shall be applied to and interpreted to affect any covenant or
11 restriction, or provision in a declaration, bylaws, or rules, recorded or adopted before the
12 effective date of this Act.

13 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
14 October 1, 2025.