

# HOUSE BILL 159

N1

(PRE-FILED)

4lr0441  
CF SB 465

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By: ~~Delegate Korman~~ Delegates Korman, Allen, Boyce, Foley, Healey, Holmes,  
Lehman, J. Long, Love, Ruth, Stein, Stewart, and Terrasa

Requested: July 20, 2023

Introduced and read first time: January 10, 2024

Assigned to: Environment and Transportation

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: February 13, 2024

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Common Ownership Communities – Electric Vehicle Recharging Equipment**  
3 **(Electric Vehicle Recharging Equipment Act of 2024)**

4 FOR the purpose of altering certain requirements for procedures relating to electric vehicle  
5 recharging equipment in a condominium or homeowners association ~~to include~~  
6 ~~equipment for electric bicycles~~; establishing certain requirements and procedures  
7 relating to an application to the governing body of a cooperative housing corporation  
8 to install or use electric vehicle recharging equipment; requiring the Department of  
9 Housing and Community Development to provide certain information on its common  
10 ownership community website; and generally relating to electric vehicle recharging  
11 equipment in common ownership communities.

12 BY adding to

13 Article – Corporations and Associations  
14 Section 5–6B–23.1  
15 Annotated Code of Maryland  
16 (2014 Replacement Volume and 2023 Supplement)

17 BY repealing and reenacting, with amendments,

18 Article – Housing and Community Development  
19 Section 2–303  
20 Annotated Code of Maryland  
21 (2019 Replacement Volume and 2023 Supplement)

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 BY repealing and reenacting, with amendments,  
2 Article – Real Property  
3 Section 11–111.4(a) and (g) and 11B–111.8(g)  
4 Annotated Code of Maryland  
5 (2023 Replacement Volume)

6 BY repealing and reenacting, without amendments,  
7 Article – Real Property  
8 Section 11B–111.8(a)  
9 Annotated Code of Maryland  
10 (2023 Replacement Volume)

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

13 **Article – Corporations and Associations**

14 **5–6B–23.1.**

15 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS  
16 INDICATED.

17 (2) “COMMON ELEMENT” MEANS ANY AREA IN A COOPERATIVE  
18 PROJECT IN WHICH MEMBERS HAVE A POSSESSORY INTEREST IN COMMON.

19 (3) “ELECTRIC VEHICLE RECHARGING EQUIPMENT” MEANS  
20 PROPERTY IN THE STATE THAT IS USED FOR RECHARGING VEHICLES PROPELLED  
21 BY ELECTRICITY, INCLUDING MOTOR VEHICLES AND ELECTRIC BICYCLES.

22 (B) A RECORDED COVENANT OR RESTRICTION, A PROVISION IN A  
23 DECLARATION, A PROVISION IN A PROPRIETARY LEASE, OR A PROVISION IN THE  
24 BYLAWS OR RULES OF A COOPERATIVE HOUSING CORPORATION IS VOID AND  
25 UNENFORCEABLE IF THE COVENANT, RESTRICTION, OR PROVISION:

26 (1) IS IN CONFLICT WITH THE PROVISIONS OF THIS SECTION; OR

27 (2) EFFECTIVELY PROHIBITS OR UNREASONABLY RESTRICTS THE  
28 INSTALLATION OR USE OF ELECTRIC VEHICLE RECHARGING EQUIPMENT IN A  
29 MEMBER’S PARKING SPACE OR A PARKING SPACE THAT IS SPECIFICALLY  
30 DESIGNATED FOR USE BY A PARTICULAR MEMBER.

31 (C) (1) IF APPROVAL IS REQUIRED FOR THE INSTALLATION OR USE OF  
32 ELECTRIC VEHICLE RECHARGING EQUIPMENT IN A COOPERATIVE HOUSING  
33 CORPORATION, THE GOVERNING BODY SHALL PROCESS AND REVIEW AN

1 APPLICATION FOR APPROVAL IN THE SAME MANNER AS AN APPLICATION FOR  
2 APPROVAL OF AN ARCHITECTURAL MODIFICATION TO THE COOPERATIVE HOUSING  
3 CORPORATION.

4 (2) THE GOVERNING BODY MAY NOT WILLFULLY AVOID OR DELAY  
5 PROCESSING AND REVIEWING AN APPLICATION FOR APPROVAL.

6 (3) IF AN APPLICATION IS NOT DENIED IN WRITING WITHIN 60 DAYS  
7 AFTER THE GOVERNING BODY RECEIVES THE APPLICATION, THE APPLICATION  
8 SHALL BE DEEMED APPROVED, UNLESS THE DELAY IS THE RESULT OF A  
9 REASONABLE REQUEST FOR ADDITIONAL INFORMATION.

10 (4) THE APPROVAL OR DENIAL OF AN APPLICATION SHALL BE IN  
11 WRITING.

12 (D) (1) THE GOVERNING BODY SHALL APPROVE THE INSTALLATION OF  
13 ELECTRIC VEHICLE RECHARGING EQUIPMENT IN A PARKING SPACE THAT IS  
14 SPECIFICALLY DESIGNATED FOR USE BY A PARTICULAR MEMBER IF:

15 (I) INSTALLATION:

16 1. DOES NOT UNREASONABLY IMPEDE THE NORMAL USE  
17 OF AN AREA OUTSIDE THE MEMBER'S PARKING SPACE; AND

18 2. IS REASONABLY POSSIBLE; AND

19 (II) THE MEMBER AGREES IN WRITING TO:

20 1. COMPLY WITH:

21 A. ALL RELEVANT BUILDING CODES AND SAFETY  
22 STANDARDS TO MAINTAIN THE SAFETY OF ALL MEMBERS WITH A POSSESSORY  
23 INTEREST IN COMMON; AND

24 B. THE COOPERATIVE HOUSING CORPORATION'S  
25 ARCHITECTURAL STANDARDS FOR THE INSTALLATION OF THE ELECTRIC VEHICLE  
26 RECHARGING EQUIPMENT;

27 2. ENGAGE A LICENSED CONTRACTOR TO INSTALL THE  
28 ELECTRIC VEHICLE RECHARGING EQUIPMENT; AND

29 3. PAY FOR THE ELECTRICITY USAGE ASSOCIATED WITH  
30 THE SEPARATELY METERED ELECTRIC VEHICLE RECHARGING EQUIPMENT.

1           **(2) THE OWNER AND EACH SUCCESSIVE OWNER OF THE ELECTRIC**  
2 **VEHICLE RECHARGING EQUIPMENT SHALL BE RESPONSIBLE FOR:**

3           **(I) INSTALLATION COSTS FOR THE ELECTRIC VEHICLE**  
4 **RECHARGING EQUIPMENT;**

5           **(II) COSTS FOR DAMAGE TO THE ELECTRIC VEHICLE**  
6 **RECHARGING EQUIPMENT OR COMMON ELEMENT RESULTING FROM THE**  
7 **INSTALLATION, MAINTENANCE, REPAIR, REMOVAL, OR REPLACEMENT OF THE**  
8 **ELECTRIC VEHICLE RECHARGING EQUIPMENT;**

9           **(III) COSTS FOR THE MAINTENANCE, REPAIR, AND**  
10 **REPLACEMENT OF THE ELECTRIC VEHICLE RECHARGING EQUIPMENT UP UNTIL THE**  
11 **EQUIPMENT IS REMOVED;**

12           **(IV) IF THE MEMBER DECIDES TO REMOVE THE ELECTRIC**  
13 **VEHICLE RECHARGING EQUIPMENT, COSTS FOR THE REMOVAL AND FOR THE**  
14 **RESTORATION OF THE COMMON ELEMENT AFTER REMOVAL; AND**

15           **(V) THE COST OF ELECTRICITY ASSOCIATED WITH THE**  
16 **ELECTRIC VEHICLE RECHARGING EQUIPMENT.**

17           **(E) A MEMBER SHALL OBTAIN ANY PERMIT OR APPROVAL FOR ELECTRIC**  
18 **VEHICLE RECHARGING EQUIPMENT THAT IS REQUIRED BY THE COUNTY OR**  
19 **MUNICIPAL CORPORATION IN WHICH THE COOPERATIVE HOUSING CORPORATION IS**  
20 **LOCATED.**

21           **(F) A GOVERNING BODY MAY GRANT A LICENSE FOR UP TO 3 YEARS,**  
22 **RENEWABLE AT THE DISCRETION OF THE GOVERNING BODY, ON ANY COMMON**  
23 **ELEMENT NECESSARY FOR THE INSTALLATION OF EQUIPMENT OR FOR THE SUPPLY**  
24 **OF ELECTRICITY TO ANY ELECTRIC VEHICLE RECHARGING EQUIPMENT.**

25           **(G) (1) A MEMBER SHALL:**

26           ~~**(1)**~~ **(1) PROVIDE PRIOR TO INSTALLATION OF THE ELECTRIC**  
27 **VEHICLE RECHARGING EQUIPMENT, PROVIDE A CERTIFICATE OF INSURANCE**  
28 **NAMING THE COOPERATIVE HOUSING CORPORATION AS AN ADDITIONAL INSURED;**  
29 **OR**

30           ~~**(2)**~~ **(II) REIMBURSE THE COOPERATIVE HOUSING CORPORATION**  
31 **FOR THE COST OF AN INCREASED INSURANCE PREMIUM ATTRIBUTABLE TO THE**  
32 **ELECTRIC VEHICLE RECHARGING EQUIPMENT.**

1           **(2) INSURANCE COVERAGE OF THE ELECTRIC VEHICLE RECHARGING**  
2 **EQUIPMENT SHALL BE MAINTAINED SO LONG AS THE ELECTRIC VEHICLE**  
3 **RECHARGING EQUIPMENT AND ALL APPURTENANCES TO THE ELECTRIC VEHICLE**  
4 **RECHARGING EQUIPMENT ARE INSTALLED.**

5                           **Article – Housing and Community Development**

6 2–303.

7           (a)   (1)   In this section the following words have the meanings indicated.

8                   (2)   “Common ownership community” means:

9                           (i)   a condominium, as defined in § 11–101 of the Real Property  
10 Article;

11                           (ii)   a cooperative housing corporation, as defined in § 5–6B–01 of the  
12 Corporations and Associations Article; or

13                           (iii)   a homeowners association, as defined in § 11B–101 of the Real  
14 Property Article.

15                   (3)   “Local common ownership community program” means a program  
16 operated by a local jurisdiction for the regulation or oversight of common ownership  
17 communities.

18           (b)   The Department shall establish and maintain a website that provides  
19 information [on the current rights and responsibilities of] **FOR** individuals living in a  
20 common ownership community.

21           (c)   The Department shall make publicly available on the website:

22                   (1)   a hyperlink to the website of each local common ownership community  
23 program in the State; [and]

24                   (2)   information on statewide legislation enacted in the prior legislative  
25 session regarding the rights and responsibilities of individuals living in a common  
26 ownership community, including, for each bill that is enacted:

27                           (i)   the bill title;

28                           (ii)   the bill and chapter number;

29                           (iii)   the effective date of the bill; and

(iv) a hyperlink to the bill information on the General Assembly website;

**(3) (I) A SUMMARY OF THE REQUIREMENTS FOR THE GOVERNING BODY OF A COMMON OWNERSHIP COMMUNITY AND FOR AN INDIVIDUAL SEEKING TO INSTALL ELECTRIC VEHICLE RECHARGING EQUIPMENT IN A COMMON OWNERSHIP COMMUNITY UNDER § 5-6B-23.1 OF THE CORPORATIONS AND ASSOCIATIONS ARTICLE AND §§ 11-111.4 AND 11B-111.8 OF THE REAL PROPERTY ARTICLE;**

**(II) INFORMATION ON CONTRACTORS AND INSURERS FOR THE INSTALLATION OF ELECTRIC VEHICLE RECHARGING EQUIPMENT IN A COMMON OWNERSHIP COMMUNITY; AND**

**(III) A POINT OF CONTACT IN THE DEPARTMENT TO ASSIST INDIVIDUALS WITH QUESTIONS RELATING TO ELECTRIC VEHICLE RECHARGING EQUIPMENT IN COMMON OWNERSHIP COMMUNITIES; AND**

**(4) INFORMATION ON RESOURCES AVAILABLE TO INDIVIDUALS LIVING IN COMMON OWNERSHIP COMMUNITIES TO AID IN DISPUTE RESOLUTION BETWEEN THE INDIVIDUAL AND THE COMMON OWNERSHIP COMMUNITY.**

(d) The information required under subsection (c)(2) of this section shall be posted on the Department's common ownership community website on or before June 1 each year.

### Article – Real Property

11-111.4.

(a) In this section, “electric vehicle recharging equipment” means property in the State that is used for recharging [motor] vehicles propelled by electricity, **INCLUDING MOTOR VEHICLES AND ELECTRIC BICYCLES.**

(g) **(1)** A unit owner shall:

**[(1)] (I) [Provide] PRIOR TO THE INSTALLATION OF THE ELECTRIC VEHICLE RECHARGING EQUIPMENT, PROVIDE a certificate of insurance naming the condominium association as an additional insured; or**

**[(2)] (II) Reimburse the association for the cost of an increased insurance premium attributable to the electric vehicle recharging equipment.**

**(2) INSURANCE COVERAGE OF THE ELECTRIC VEHICLE RECHARGING EQUIPMENT SHALL BE MAINTAINED SO LONG AS THE ELECTRIC VEHICLE RECHARGING EQUIPMENT AND ALL APPURTENANCES TO THE ELECTRIC VEHICLE RECHARGING EQUIPMENT ARE INSTALLED.**

1 11B-111.8.

2 (a) In this section, “electric vehicle recharging equipment” has the meaning stated  
3 in § 11-111.4 of this article.

4 (g) (1) A lot owner shall:

5 [(1)] (I) [Provide] PRIOR TO THE INSTALLATION OF THE ELECTRIC  
6 VEHICLE RECHARGING EQUIPMENT, PROVIDE a certificate of insurance naming the  
7 association as an additional insured; or

8 [(2)] (II) Reimburse the association for the cost of an increased insurance  
9 premium attributable to the electric vehicle recharging equipment.

10 (2) INSURANCE COVERAGE OF THE ELECTRIC VEHICLE RECHARGING  
11 EQUIPMENT SHALL BE MAINTAINED SO LONG AS THE ELECTRIC VEHICLE  
12 RECHARGING EQUIPMENT AND ALL APPURTENANCES TO THE ELECTRIC VEHICLE  
13 RECHARGING EQUIPMENT ARE INSTALLED.

14 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
15 October 1, 2024.

Approved:

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Governor.

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Speaker of the House of Delegates.

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President of the Senate.