

MARC KORMAN  
Legislative District 16  
Montgomery County

Appropriations Committee

Subcommittees

Capital Budget

Chair, Transportation and the  
Environment

Oversight Committee on Personnel



The Maryland House of Delegates  
6 Bladen Street, Room 210  
Annapolis, Maryland 21401  
410-841-3649 · 301-858-3649  
800-492-7122 Ext. 3649  
Marc.Korman@house.state.md.us

THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

Electric Vehicle Recharging Equipment for Multi-Family Units Act (HB 111) Fact Sheet

*Overview*

In recent years, electric vehicle (EV) sales have greatly increased throughout the United States. In 2018, more than 360,000 electric vehicles were sold in the U.S, an increase of 81 percent compared to 2017.<sup>1</sup> To support the increased demand for EVs, the Maryland Energy Administration (MEA) funds the Electric Vehicle Supply Equipment (EVSE) Rebate Program which helps EV owners cover the costs of installing recharging equipment. While Maryland certainly has made progress to incentivize EV use, many Marylanders who live in multi-unit dwellings or are governed by a Homeowner's Association (HOA) often face obstacles to making an investment in EV's because of the difficulty of installing recharging equipment in their buildings.

The purpose of HB 111 is to prevent HOAs or condo boards from prohibiting or unreasonably restricting the installation or use of electric vehicle recharging equipment in a unit owner's designated or deeded parking space.

Other counties have already made tremendous progress in making EV use more accessible to residents in multi-unit dwellings. For example, in 2018, Howard County passed an ordinance mandating that all new residential builds in Howard must have the wiring necessary to support EV use, and that multi-unit buildings must have at least one pre-installed EV charger for every 25 parking spots.<sup>2</sup> This progress highlights the importance of modernizing residential infrastructure to support a new generation of vehicles and provides a road map for how other counties can better support EV use.

---

<sup>1</sup> "Monthly Plug-In EV Sales Scorecard," Inside EVs 81 of Electric Vehicle Charging Is Done at Home Comments, February 2019, , <https://insideevs.com/monthly-plug-in-sales-scorecard/>.

<sup>2</sup> Erin B. Logan, "Howard Legislation Would Require New Homes to Support Electric Vehicle Charging Stations," Baltimoresun.com, October 25, 2018, , <https://www.baltimoresun.com/news/maryland/howard/ph-ho-cf-electric-legislation-1025-story.html>.

### *Applications:*

HB 111 sets up a mechanism for the HOA governing body and the EV owner to collaborate on getting an EV charging station installed, which would help overcome a significant barrier to those who wish to drive plug-in cars. The bill mandates that the HOA or condo board shall process and treat an application to install EV charging equipment in the same manner as it does for an approval of an architectural modification to the home or condominium. Additionally, if the application is not denied within 60 days of the application being submitted, the request shall be considered approved. This is to prevent the governing body from willfully avoiding or delaying the review process.

Aligning the application process for EV charging equipment with that of standard architectural modifications that a governing body might review guarantees that the application will be reviewed and seriously considered in a timely manner. We have heard anecdotally from many EV owners who feel that asking their building's governing body to install EV equipment is not worth the time because they assume the governing body will just say no or that the application process will be too arduous and time-consuming. Simplifying the EV equipment application and treating it like any other application will encourage more EV owners to pursue installing recharging equipment.

### *Restrictions*

HB 111 imposes reasonable limitations on where an EV owner can install recharging equipment. The governing body has the right to deny an EV owner a request to install recharging equipment in a certain area if such installation prevents the normal use of that area. For example, an EV owner would not be permitted to install recharging equipment in their designated parking space if the equipment impeded the use of an adjacent parking spot.

### *Standards*

In addition to ensuring that their charging equipment does not obstruct areas outside of their parking space, EV owners must meet a series of other standards before the governing body must approve their installation request. The following standards are designed to protect the governing body from liability and ensure that the charging equipment is properly installed and maintained. EV owners must:

1. Comply with the governing body's architectural standards for the installation of electric vehicle recharging equipment.
2. Engage a licensed contractor to install the electric vehicle recharging equipment.
3. Pay for the electricity usage associated with the separately metered electric vehicle recharging equipment.
4. Cover the costs for installation, maintenance, repair or removal of the recharging equipment.

5. Provide a certificate of insurance naming the condominium association as an additional insured party and reimburse the association for the cost of an increased insurance premium if that increase is attributable to the installation of electric vehicle recharging equipment.

Two amendments are included for consideration that will clarify compromises that were baked into previous versions of the legislation. The first amendment specifies that a governing body may grant a license of up to 3 years, renewable at the discretion of the governing body, to any EV owner who seeks to use a common element to install their recharging equipment. The second amendment clarifies that the installation of the recharging equipment must be consistent with the building's safety codes and architectural standards to maintain the safety of all users of the common area.

### *Grant Program for Out-dated Garages*

HB 111 establishes a grant program in the Maryland Energy Administration (MEA)—paid for from the Strategic Energy Investment Fund—for HOAs to update their garages to support EV use. Given the amount of electricity required to operate the EV recharging equipment, some condominium garages may not have the wiring needed to support such charging equipment. In some cases, a complete rewiring of the garage is necessary to update the facility for EV use. Even installing an outlet capable of supporting EV equipment can cost upwards of \$4,000 and that does not even include additional rewiring and electrical work that would have to be done on the rest of the garage.<sup>3</sup> While some EV owners may be willing to bare that financial burden, outdated garages are a major deterrent to EV use in multi-unit buildings.

The HOA or condo board may apply to the MEA for funds to assist in updating their garage's wiring to support EV use. This has benefits for both the EV owners and the HOAs/condo boards. Updated garages will facilitate the installation of new EV equipment, and it will also increase the value of the property and could help attract other tenants who own EV's.

### *Conclusion*

Electric vehicles are a vital part of Maryland's renewable energy future and will help our state do its part to reduce emissions in order to fight the effects of climate change. Even though electric vehicle use is on the rise in Maryland, our state is currently deterring a large number of its residents who live in multi-family dwellings from contributing to this clean energy future. This legislation will not only make it easier for residents of multi-family unit dwellings to own and operate electric vehicles, but is also an important step in affirming Maryland's commitment to a clean energy future.

---

<sup>3</sup> Demont-Heinrich, Christof. "\$4,000 to Install a 240-volt Electric Car Outlet in an HOA Garage?" SolarChargedDriving.Com. September 07, 2017. <https://solarchargeddriving.com/2017/09/07/4000-to-install-a-240-volt-electric-car-outlet-in-an-hoa-garage/>.