



## **Senate Bill 627 – State Building Code - Electric Vehicles**

### **Position: Oppose**

While we appreciate efforts to expand access to electric vehicle infrastructure, Maryland REALTORS® opposes SB 627 for the mandates placed upon homeowners in the state.

SB 627 requires that 100% of the parking spaces for all new construction and substantially renovated single-family and townhouse units be EV-ready. The term “dedicated parking space” for these dwellings is not clearly defined and could include garage, carport, or driveway capacity. For larger properties, this could mean requiring many multiples of spaces to be EV-ready.

What constitutes a “substantial renovation” is likewise unclear. Even large remodeling projects which include electrical panel upgrades may not be directly adjacent to the home’s parking areas. This would require homeowners to disturb parts of the property not under renovation and add significant costs.

Finally, and most importantly, this bill requires owners to pay for EV-ready capacity when they may never personally use it and where they may not see a return on their investment at resale.

The existing provisions of Public Safety Article 12-205, which just went into effect on October 1, boost awareness of electric vehicle infrastructure options while still preserving homeowner choice. REALTORS® believe that is a better approach than the one outlined in SB 627, for which we recommend an unfavorable report.

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