



P.O. Box 278
Riverdale, MD 20738

Committee: Environment and Transportation

Testimony on: HB101 “Condominiums - Common Elements - Clean Energy Equipment”

Position: Support

Hearing Date: January 26, 2023

The Maryland Chapter of the Sierra Club urges a favorable report on HB101, which lowers the voting threshold for approval of easements or leases in common areas of condominiums for the installation of clean energy or efficiency measures, including electric vehicle (EV) charging equipment, and solar, geothermal or other energy efficient equipment used for heating, cooling, or lighting. Generally speaking, approval would be by majority vote instead of by a two-thirds vote. The bill also provides that mortgagees would not have the authority to block these approvals, as allowed under current law.

Maryland has approved, in the Climate Solutions Now Act, nation-leading goals to reduce greenhouse gas emissions by 60% by 2031. To achieve these goals, Maryland needs to aggressively install EV charging equipment and expand solar electricity generation, as well as invest in energy efficiency measures. HB101 will make it more likely that these investments will be approved for condominium residents, thus contributing to our progress in meeting our climate goals.

HB101 makes reasonable changes to our current laws to make it more likely to see clean energy installed in the common areas of condominiums. Sierra Club Maryland urges approval of this legislation.

Christopher T. Stix
Clean Energy Team
Stixchris@gmail.com

Josh Tulkin
Chapter Director
Josh.Tulkin@MDSierra.org