



Senate Bill 695 – Building Code - Construction and Significant Renovation of Housing Units - Electric Vehicle Parking Spaces

Position: Oppose

While we appreciate efforts to expand access to electric vehicle infrastructure, Maryland REALTORS® opposes SB 695 for the mandates placed upon homeowners in the state.

SB 695 requires that existing housing units include an EV-installed or EV-ready parking space when undergoing “significant renovations.”

However, under this bill a “significant renovation” is triggered just through expanding the capacity of a home’s electrical panel. Electrical panel upgrades alone are too narrow a standard under which to impose these requirements. Something as simple as replacing old appliances with modern ones or adding an air conditioning unit could impose EV-charging installation requirements under this bill.

Particularly in older homes, the electrical panel may not be directly adjacent to the home’s parking areas. Installing an EV-ready or EV-capable parking space in those situations would cause homeowners to disturb parts of the property not under renovation. This adds significant costs for property owners who may not now, nor may they ever, own an electric vehicle and where they may not see a return on their investment at resale.

REALTORS® believe that the requirements of SB 695 are too high a barrier for existing homeowners to meet, and we recommend an unfavorable report.

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