

March 1, 2024

The Honorable Brian Feldman  
Chairman, Senate Education, Energy, and the Environment Committee  
2 West Miller Senate Office Building  
Annapolis, Maryland 21401

**RE: SB 695 Building Code - Construction and Significant Renovation of Housing Units - Electric Vehicle Parking Spaces**

Dear Chairman Feldman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding Building Code - Construction and Significant Renovation of Housing Units - Electric Vehicle Parking Spaces. MBIA **Opposes** the Act in its current version.

SB695 would require the construction of new multifamily residential buildings with separate garages, carports, or driveways for each residential unit to include certain parking spaces for electric vehicle charging. While MBIA Supports the concept of creating the infrastructure for Elective Vehicles, we have some concerns about the current language in the bill. This bill imposes significant costs on buildings undergoing major renovations and may discourage renovations all together. The renovations section of the legislation would require any building that is doing any renovation, as simple as paving their driveway to install Electric Vehicle Charging station

This bill would also require EVSE-installed and EVSE-ready installed parking in certain new construction multi-family projects. The Maryland Energy Administration has recently completed a report that was required under 2023 HB830. The report outlines the costs and other challenges to installing these charging stations in multi-family buildings (see below for a summary of these costs).

MBIA supports the need for charging stations, however we have concerns about the timing of this measure. Maryland currently faces a housing shortage of approximately 96,000 housing units. If nothing changes, that number will increase by 5600 units per year. The National Association of Homebuilders reports that the estimated rent of a Maryland Housing Units is more than 30% of household incomes state wide with 25% of people spending more than 50% of their income on housing. In order to address this problem, we need a concerted effort to make housing available, and affordable to the residents of this state. This bill is an important first step in addressing this problem as it relieves some of the process burden for construction these desperately needed housing units. More than 50% of residents of the state of Maryland report that lack of housing availability is a major problem. According to the Maryland Department of Housing and Community Development, Maryland is the 8<sup>th</sup> least affordable state in the United States. In addition, regulations imposed by all levels of government account for 23.8% of the price of a house. This is not the time to provide disincentives to build housing in Maryland.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration. For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate Education, Energy, and the Environment Committee