



TO: Senate Judicial Proceedings Committee

RE: Favorable with Amendment Recommendation for [SB465](#) (cross-filed with [HB159](#))

Honorable Delegates,

HOA United supports a favorable recommendation for [SB465](#): *Electric Vehicle Recharging Equipment Act of 2024*.

First, we encourage you to consider all micromobility devices as part of your proposed legislation in addition to EVs and electric bikes. Ensuring that all micromobility devices can be kept and recharged (in units or in common or limited common elements) is crucial. Please reference [CPSC](#) and [NFPA](#) and [NYC's proposed rules for NYCHA buildings](#).

An association may adopt reasonable rules related to electronic devices and vehicles such as e-bikes and scooters, but may not adopt any rule that effectively prohibits the reasonable storage or ability to recharge devices that have been tested by a nationally recognized testing laboratory and labeled accordingly.

Second, we encourage you to consider EV charging legislation adopted by other states such as Washington (example [RCW 64.90.513](#)). This robust framework balances the interests of homeowners and community associations and we believe there are important differences that could bolster SB465. For example, EV charging stations do not need to be separately metered when Associations establish a reasonable flat fee for usage.

SB465 includes: PAY FOR THE ELECTRICITY USAGE ASSOCIATED WITH THE SEPARATELY METERED ELECTRIC VEHICLE RECHARGING EQUIPMENT.

Consider instead: THE COST OF ELECTRICITY ASSOCIATED WITH THE ELECTRIC VEHICLE CHARGING STATION

Please feel free to contact HOA United anytime. You might find additional valuable reference material on the [Condo Connection page dedicated to EVs and community associations](#).

Sincerely,

Steve Horvath | steve@hoaunited.org

HOA (Homeowners of America) United



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OF AMERICA
UNITED