

# HOUSE BILL 1010

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4lr2547

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By: **Delegates Terrasa, Lehman, and Ruth**  
Introduced and read first time: February 5, 2024  
Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Condominiums and Homeowners Associations – Governing Documents –**  
3 **Electric Vehicle Recharging Equipment**

4 FOR the purpose of providing that provisions of the governing documents of a condominium  
5 or homeowners association prohibiting or unreasonably restricting the governing  
6 body of the condominium or homeowners association from installing or authorizing  
7 the installation of electric vehicle recharging equipment are void and unenforceable;  
8 authorizing the governing body of a condominium or homeowners association to  
9 grant a certain license; and generally relating to electric vehicle recharging  
10 equipment in condominiums and homeowners associations.

11 BY adding to  
12 Article – Real Property  
13 Section 11–111.6 and 11B–111.11  
14 Annotated Code of Maryland  
15 (2023 Replacement Volume)

16 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
17 That the Laws of Maryland read as follows:

18 **Article – Real Property**

19 **11–111.6.**

20 (A) IN THIS SECTION, “ELECTRIC VEHICLE RECHARGING EQUIPMENT” HAS  
21 THE MEANING STATED IN § 11–111.4 OF THIS TITLE.

22 (B) A RECORDED COVENANT OR RESTRICTION, A PROVISION IN A  
23 DECLARATION, OR A PROVISION IN THE BYLAWS OR RULES OF A CONDOMINIUM IS  
24 VOID AND UNENFORCEABLE IF THE COVENANT, RESTRICTION, OR PROVISION

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 EFFECTIVELY PROHIBITS OR UNREASONABLY RESTRICTS THE GOVERNING BODY  
2 FROM INSTALLING OR AUTHORIZING THE INSTALLATION OF ELECTRIC VEHICLE  
3 RECHARGING EQUIPMENT IN COMMON USE OR LIMITED COMMON USE PARKING  
4 SPACES.

5 (C) NOTWITHSTANDING THE PROVISIONS OF § 11-125 OF THIS TITLE, THE  
6 GOVERNING BODY MAY GRANT A LICENSE FOR UP TO 3 YEARS, RENEWABLE AT THE  
7 DISCRETION OF THE GOVERNING BODY, ON ANY COMMON ELEMENT NECESSARY FOR  
8 THE INSTALLATION OF EQUIPMENT OR FOR THE SUPPLY OF ELECTRICITY TO ANY  
9 ELECTRIC VEHICLE RECHARGING EQUIPMENT.

10 11B-111.11.

11 (A) IN THIS SECTION, "ELECTRIC VEHICLE RECHARGING EQUIPMENT" HAS  
12 THE MEANING STATED IN § 11-111.4 OF THIS ARTICLE.

13 (B) A RECORDED COVENANT OR RESTRICTION, A PROVISION IN A  
14 DECLARATION, OR A PROVISION IN THE BYLAWS OR RULES OF A HOMEOWNERS  
15 ASSOCIATION IS VOID AND UNENFORCEABLE IF THE COVENANT, RESTRICTION, OR  
16 PROVISION EFFECTIVELY PROHIBITS OR UNREASONABLY RESTRICTS THE  
17 GOVERNING BODY FROM INSTALLING OR AUTHORIZING THE INSTALLATION OF  
18 ELECTRIC VEHICLE RECHARGING EQUIPMENT IN COMMON USE OR LIMITED  
19 COMMON USE PARKING SPACES.

20 (C) THE GOVERNING BODY MAY GRANT A LICENSE FOR UP TO 3 YEARS,  
21 RENEWABLE AT THE DISCRETION OF THE GOVERNING BODY, ON ANY COMMON  
22 ELEMENT NECESSARY FOR THE INSTALLATION OF EQUIPMENT OR FOR THE SUPPLY  
23 OF ELECTRICITY TO ANY ELECTRIC VEHICLE RECHARGING EQUIPMENT.

24 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
25 October 1, 2024.