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**Committee: Judicial Proceedings**  
**Testimony on: SB206 “Condominiums - Common Elements - Clean Energy Equipment”**  
**Position: Support**  
**Hearing Date: January 30, 2024**

The Maryland Chapter of the Sierra Club urges a favorable report on SB206, which would amend the procedural requirements for condominium owners to obtain approval from their condo association to lease a portion of the common areas to install electric vehicle charging equipment, solar energy equipment, or battery storage equipment. Approval now would require a majority vote of the condo board of directors or the unit-owner council, instead of a two-thirds vote, and mortgagees would not participate in this particular decisionmaking by the condo association.

Maryland has approved in the Climate Solutions Now Act a nation-leading goal to reduce greenhouse gas (GHG) emissions by 60% by 2031. As described in the State’s December 28, 2023 Climate Pollution Reduction Plan,<sup>1</sup> the transportation sector is responsible for over a third of Maryland’s GHG emissions, with gasoline and diesel vehicles accounting for about four-fifths of this total. To significantly reduce these emissions, the Plan recommends that Maryland undertake a substantial transition to zero-emission vehicles, as well as increase the use of public transportation and micro-mobility options. Relevant to this legislation, the Plan specifies that the State must significantly expand its electric vehicle charging infrastructure.<sup>2</sup>

The Plan also addresses the State’s electricity consumption, which accounts for about a fifth of Maryland’s GHG emissions. The Plan notes the State’s goal for 100% of consumed electricity to be generated by clean (non-GHG emitting) sources by 2035. Relevant to this legislation, the Plan concludes that part of the clean energy transition should be accomplished by increasing solar energy generation, with support from energy storage technologies.<sup>3</sup>

This bill would make reasonable changes to current law to make it more likely that condo owners will be able to participate in the State’s critically important efforts to reduce GHG emissions in the transportation sector and increase clean electricity generation, while continuing to respect the ability of condo associations to manage their buildings.

Sierra Club Maryland urges a favorable report on this legislation.

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<sup>1</sup> <https://mde.maryland.gov/programs/air/ClimateChange/Maryland%20Climate%20Reduction%20Plan/Maryland%27s%20Climate%20Pollution%20Reduction%20Plan%20-%20Final%20-%20Dec%2028%202023.pdf>

<sup>2</sup> Climate Pollution Reduction Plan, p. 26.

<sup>3</sup> Climate Pollution Reduction Plan, p. 19.