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**Committee: Judicial Proceedings**

**Testimony on: SB593 “Condominiums - Common Elements - Clean Energy Equipment”**

**Position: Support**

**Hearing Date: March 7, 2023**

The Maryland Chapter of the Sierra Club urges a favorable report on SB593, which lowers the voting threshold for approval of easements or leases in common areas of condominiums for the installation of clean energy or efficiency measures, including electric vehicle (EV) charging equipment, and solar, geothermal or other energy efficient equipment used for heating, cooling, or lighting. Generally speaking, approval would be by majority vote instead of by a two-thirds vote. The bill also provides that mortgagees would not have the authority to block these approvals, as allowed under current law.

Maryland has approved, in the Climate Solutions Now Act, nation-leading climate goals, including reducing greenhouse gas emissions by 60% by 2031. To achieve these goals, Maryland needs to aggressively install EV charging equipment and expand solar electricity generation, as well as invest in energy efficiency measures. This bill will make it more likely that these investments will be approved for condominium residents, thus contributing to our progress in meeting our climate goals.

SB593 makes reasonable changes to our current laws to make it more likely to see clean energy installed in the common areas of condominiums. Sierra Club Maryland urges approval of this legislation.

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