



132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 1133

S.P. 457

In Senate, March 18, 2025

An Act to Allow Electric Vehicle Charging Stations by Condominium and Residential Associations

Reference to the Committee on Judiciary suggested and ordered printed.

A handwritten signature in black ink, appearing to read 'D M Grant'.

DAREK M. GRANT
Secretary of the Senate

Presented by Senator TIPPING of Penobscot.
Cosponsored by Representative OSHER of Orono and
Senators: GROHOSKI of Hancock, NANGLE of Cumberland, RENY of Lincoln, TEPLER of
Sagadahoc, Representatives: BOYER of Poland, CROCKETT of Portland, FAIRCLOTH of
Bangor.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 33 MRSA §576-A** is enacted to read:

3 **§576-A. Electric vehicle charging station not prohibited**

4 The bylaws, administrative rules and regulations, covenants, conditions, deed
5 restrictions or declarations applicable to a unit may not contain a covenant, restriction or
6 condition that prohibits a unit owner from installing or using an electric vehicle charging
7 station within an owner's unit or parking space, including, but not limited to, a parking
8 space in an owner's exclusive use common area or a parking space that is specifically
9 designated for use by a particular owner.

10 **Sec. 2. 33 MRSA §1603-106, sub-§(d)** is enacted to read:

11 (d) An association may not include in its bylaws or declaration, or any rule adopted
12 pursuant to the bylaws or declaration, or any deed a restriction that prohibits a unit owner
13 from installing or using an electric vehicle charging station within an owner's unit or
14 parking space, including, but not limited to, a parking space in an owner's exclusive use
15 common area or a parking space that is specifically designated for use by a particular
16 owner.

17 **SUMMARY**

18 This bill prohibits a condominium association or other association of owners of
19 residential real estate from limiting a unit owner's ability to install or use an electric vehicle
20 charging station within the owner's unit or parking space.