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**Testimony Neither For Nor Against LD 1133
("An Act to Allow Electric Vehicle Charging Stations by
Condominium and Residential Associations")**

J. Andrew Cashman on behalf of the Maine Association of REALTORS®

April 7, 2025

Senator Carney, Representative Kohn and members of the Joint Standing Committee on the Judiciary, my name is Andy Cashman. I am the Founder of Resolve Government Relations. We represent the Maine Association of REALTORS®, a professional trade association established in 1936 with over 6,500 members statewide. REALTORS® protect private property rights, build Maine communities, and grow our state's economy. Our members represent buyers and sellers involved in both residential and commercial real estate transactions. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, etc. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® is neither for nor against LD 1133. The bill would prohibit a condominium or other owner association of residential property from limiting a unit owner's ability to install or use an electric car charger at their unit or parking space.

We support the voluntary use of alternative energy sources to reduce dependency on non-renewable forms of energy and the voluntary design, construction, and management of buildings in an environmentally conscious, sustainable, and energy-efficient manner. As drafted, we support the underlying intent of the bill to ensure that a property owner is able to use their property as they wish – including to support their choice of electric vehicle.

Our support of that principle, however, raises other concerns for us relating to shared property responsibilities, under a condominium or other owner association, that may be helpful for the Committee to consider in your deliberations. In particular, the bill makes no mention of whether the other owners would be required to contribute towards the installation costs of a charger or to what extent the owner installing a charger can impact the property and use of another owner during and after the installation. For example, if a new service line was required to install the charger, would all owners have to subsidize that significant cost? Moreover, if equipment related to the charger installation was required to be installed in shared spaces (for example, junction or meter boxes, arial cables, or extensive trenching), at what point does the expense extend beyond the unit owner and becomes shared responsibility? We suggest adding clarifying language to the bill to distinguish between the unit owner's right to use their property to install a charger and the other property owners' ability to use and enjoy their property without undue burden.

We respectfully urge you to consider these matters during your deliberation on LD 1133. Thank you for your time and consideration.



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