

# MAINE STATE LEGISLATURE

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# 132nd MAINE LEGISLATURE

## FIRST REGULAR SESSION-2025

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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**

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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.