



Commonwealth of Massachusetts EXECUTIVE OFFICE OF HOUSING & LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus, Jr., Secretary

NOTICE OF LAW IN EFFECT

To: Condominium Housing Owners and Associations and Interested Parties
From: Amy Stitely, Undersecretary for Strategy and Climate
Executive Office of Housing and Livable Communities (EOHLC)
RE: Electric Vehicle “Right to Charge” rule in effect for condominium and other homeowner associations
Date: February 26, 2025

On November 20, 2024, Governor Maura Healey signed into effect [Chapter 239 of the Acts of 2024, An Act Promoting a Clean Energy Grid, Advancing Equity and Protecting Ratepayers](#) (“the Climate Bill”). Under Sections 84 through 86 of the 2024 Climate Bill, Chapter 183A of Massachusetts General Laws (M.G.L.) was amended to enact a new statewide “Right to Charge” rule.

The “Right to Charge” rule provides that historic district commissions, neighborhood conservation commissions, and condominium or homeowners’ associations cannot prohibit or unreasonably restrict Electric Vehicle (EV) charger installations by property owners. In addition, the bill authorizes condo boards to install EV chargers on community parcels. Key provisions of the rule are highlighted below. Please see exact language in [the 2024 Climate Bill](#) (Sections 84-86), for full details.

- 1) Charging equipment for an individual owner must be
 - a. installed at the owner’s expense;
 - b. installed by a licensed contractor or electrician;
 - c. conform to applicable national, state, and local health and safety standards; and
 - d. conform to applicable zoning, land use, or other ordinances and land use permits.
- 2) The commission or association may require an application process for individual owners to gain approval from the association for the charger. However,
 - a. The approval process must be the same as the one adopted for applications for any architectural modification.
 - i. Fees must be reasonable and not exceed any adopted architectural modification application fees.
 - ii. The application for the charger cannot be denied if it complies with adopted architectural standards and the provisions of the law.
 - b. The application must be approved or denied in writing.
 - c. The commission cannot willfully avoid or delay the application process and approval.
 - d. If the commission or association does not issue a denial of application in writing within 60 days, the application will be deemed approved, unless the delay has been for a reasonable request for more information.
- 3) After EV chargers are installed, individual owners are responsible for alerting prospective buyers about certain aspects of ownership related to the chargers, including:
 - a. The existence of the chargers and whether or not they will remain or be removed upon sale;
 - b. The costs to maintain, repair, remove, or replace it; and
 - c. The applicable laws, regulations, and bylaws.
- 4) Common area chargers may be installed by a commission or association, provided that the commission or association develops and formally adopts appropriate terms of use for the chargers.

While EOHLC has the option to promulgate regulations to implement the “Right to Charge” rule, EOHLC will not be filing regulations at this time. Should you have questions about the “Right to Charge” rule, please consult appropriate legal counsel.