



March 26, 2026

Testimony to House Committee on Corporations

Re: HB 7388 Relating to Corporations, Associations and Partnerships – Rhode Island Non-Profit Corporation Act: EV's and Condominiums – Opposed without Amendment

Hearing Date: March 26, 2026

Dear Representatives:

This letter is written on behalf of the Community Association Institute's Rhode Island Legislative Action Committee-Rhode Island ("CAI LAC-RI") **in OPPOSITION** of House Bill 7388 which seek to revise the Rhode Island Condominium Act, 34-36.1.

By way of background, I am Vice Chair of the Community Association Institute ("CAI") Rhode Island Legislative Action Committee ("RI -LAC"). CAI RI-LAC, is comprised of property managers, attorneys and homeowners who represent condominium communities within Rhode Island, and we speak on behalf of thousands of condominium unit owners and their unit owner organizations in the State. I have been practicing RI Community Association law for over fifteen years.

House Bill 7388, while well intentioned, cannot move forward without necessary amendments. The amendments would need to support the growing adoption of electric vehicles while ensuring that installation in shared residential communities is done safely, fairly, and with clear expectations for everyone involved.

First, it would need to allow associations to require unit owners who install EV charging stations to assume responsibility, including indemnification and appropriate insurance. This ensures that the costs and risks of a private installation remain with the benefiting owner-not the entire community, and would help protect shared funds from liability. These are standard risk-management practices that would also give associations the confidence to approve requests more efficiently.

Second, like Massachusetts statute (183A-10A), the amendment would need to limit installations to areas within a unit or under the owner's exclusive control. This would maintain clear responsibility for maintenance and operation, avoid conflicts over shared space, and protect common elements for all residents.

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These provisions would not be meant to discourage EV adoption—they would ensure it happens safely and without shifting risk or cost to others. They strike a practical balance between individual convenience and the association’s responsibility to protect shared property and residents.

Overall, the amendments would create a clear, workable framework that would reduce uncertainty, promote fairness, and support the responsible expansion of EV charging in common interest communities.

Accordingly, we respectfully request you to OPPOSE HB 7388 in its current form and hold it for further study. We are happy to provide any further information to the Committee regarding this bill and would be happy to take part in any discussion to make the appropriate amendments. Thank you for your time and consideration.

Very Truly Yours
Mary-Joy Howes
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