

# SENATE BILL 477

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3lr1754  
CF HB 830

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By: **Senator Feldman**

Introduced and read first time: February 3, 2023

Assigned to: Education, Energy, and the Environment

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Committee Report: Favorable with amendments

Senate action: Adopted with floor amendments

Read second time: March 23, 2023

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Residential Construction ~~or Significant Renovation~~ – Electric Vehicle Charging**

3 FOR the purpose of establishing and altering certain requirements related to the  
4 installation of equipment for the charging of electric vehicles during the construction  
5 ~~or significant renovation~~ of certain housing units; clarifying that a county or  
6 municipal corporation may require a greater number of electric vehicle parking  
7 spaces under certain circumstances; requiring the Maryland Energy Administration  
8 to study certain issues related to the installation of electric vehicle parking spaces  
9 at multifamily residential buildings; and generally relating to electric vehicle supply  
10 equipment on new residential construction ~~and residential construction undergoing~~  
11 ~~significant renovation~~.

12 BY repealing and reenacting, with amendments,

13 Article – Public Safety

14 Section 12–205

15 Annotated Code of Maryland

16 (2022 Replacement Volume)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

18 That the Laws of Maryland read as follows:

19 **Article – Public Safety**

20 12–205.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 (a) (1) In this section the following words have the meanings indicated.

2 (2) “Electric vehicle” means a vehicle that uses electricity for propulsion.

3 [(3) “Electric vehicle charging station” means a connected point in an  
4 electrical wiring installation at which current is taken to charge a battery or any other  
5 energy storage device in an electric vehicle.]

6 (3) “ELECTRIC VEHICLE SUPPLY EQUIPMENT” MEANS A DEVICE OR  
7 FACILITY FOR DELIVERING ELECTRICITY TO AN ELECTRIC VEHICLE.

8 (4) “EV-READY PARKING SPACE” MEANS A ~~DEDICATED~~ PARKING  
9 SPACE THAT HAS ~~A ELECTRICAL PANEL CAPACITY AND FULL CIRCUIT INSTALLATION~~  
10 ~~OF A MINIMUM 30-AMPERE 40-AMPERE, 208/240-VOLT CIRCUIT PANEL CAPACITY,~~  
11 ~~RACEWAY WIRING, A NEMA 14-50R RECEPTACLE, AND CIRCUIT OVERPROTECTION~~  
12 ~~OVERCURRENT PROTECTION DEVICES.~~

13 (5) “EVSE-INSTALLED PARKING SPACE” MEANS A ~~DEDICATED~~  
14 PARKING SPACE WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT THAT IS FULLY  
15 INSTALLED FROM THE ELECTRICAL PANEL TO THE PARKING SPACE.

16 (6) (I) “HOUSING UNITS” ~~INCLUDES~~ MEANS:

17 ~~(I)~~ 1. SINGLE-FAMILY DETACHED HOUSES;

18 2. DUPLEXES; AND

19 ~~(II)~~ 3. TOWN HOUSES THAT ARE SUBJECT TO THE  
20 PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE; ~~AND~~

21 ~~(III)~~ ~~MULTIFAMILY RESIDENTIAL BUILDINGS.~~

22 (II) “HOUSING UNITS” DOES NOT INCLUDE MULTIFAMILY  
23 RESIDENTIAL BUILDINGS THAT ARE SUBJECT TO THE PROVISIONS OF THE  
24 INTERNATIONAL BUILDING CODE.

25 [(4)] (7) “Level 2 charging” means that the charging capability of the  
26 electric vehicle [charging station] **SUPPLY EQUIPMENT:**

27 (i) includes the ability to charge a battery or any other energy  
28 storage device in an electric vehicle through means of an alternating current electrical  
29 service with a minimum of 208 volts; and

30 (ii) meets applicable industry safety standards.

~~(8) “SIGNIFICANT RENOVATION” MEANS ANY RENOVATIONS TO A HOUSING UNIT THAT INCLUDE ELECTRIC PANEL UPGRADES THAT INCREASE CAPACITY OF THE PANEL OR PARKING UPGRADES THAT INVOLVE TRENCHING IN OR AROUND PARKING SPACES.~~

~~(5)~~ ~~(9)~~ **(8)** “Vehicle” has the meaning stated in § 11-176 of the Transportation Article.

(b) ~~This section applies only to:~~

~~(1) the construction of new housing units[, including:~~

~~(1) single-family detached homes; and~~

~~(2) town houses]; AND~~

~~(2) THE SIGNIFICANT RENOVATION OF EXISTING HOUSING UNITS.~~

~~(1)~~ **(1)** THIS SUBSECTION APPLIES TO THE CONSTRUCTION OF HOUSING UNITS THAT INCLUDE A SEPARATE GARAGE, CARPORT, OR DRIVEWAY FOR EACH RESIDENTIAL UNIT.

~~(2) If the construction of one or more new housing units will include at least one garage, carport, or driveway for each housing unit[, the builder or the builder’s agent shall provide each buyer or prospective buyer with the option to] OR IF AN EXISTING HOUSING UNIT THAT INCLUDES A GARAGE, CARPORT, OR DRIVEWAY IS UNDERGOING SIGNIFICANT RENOVATION, THE CONSTRUCTION OR RENOVATION THE CONSTRUCTION OF A NEW HOUSING UNIT SHALL include in or on [the] EACH garage, carport, or driveway:~~

~~(1)~~ **(I)** [an electric vehicle charging station] **ONE EVSE-INSTALLED PARKING SPACE** capable of providing at least Level 2 charging; or

~~(2) a dedicated electric line of sufficient voltage to support the later addition of an electric vehicle charging station capable of providing at least Level 2 charging.]~~

~~(2)~~ **(II) ONE EV-READY PARKING SPACE.**

[(d) The builder or builder’s agent shall give to each buyer or prospective buyer:

(1) notice of the options listed in subsection (c) of this section; and

(2) specific information about any available rebate programs related to the purchase or installation of electric vehicle charging stations.]

1        ~~(D) (C)        (1) (i) IF THE CONSTRUCTION OF NEW TOWN HOUSES AND~~  
 2 ~~MULTIFAMILY RESIDENTIAL BUILDINGS WILL NOT INCLUDE AT LEAST ONE GARAGE,~~  
 3 ~~CARPORT, OR DRIVEWAY FOR EACH RESIDENTIAL UNIT BUT WILL INCLUDE~~  
 4 ~~OFF-STREET COMMUNAL PARKING, THE CONSTRUCTION SHALL INCLUDE AT LEAST~~  
 5 ~~ONE COMMUNAL PARKING SPACE FOR EACH 25 RESIDENTIAL UNITS FEATURING AN~~  
 6 ~~EVSE-INSTALLED PARKING SPACE CAPABLE OF PROVIDING AT LEAST LEVEL 2~~  
 7 ~~CHARGING.~~

8                    ~~(H)    EACH COMMUNAL EVSE-INSTALLED PARKING SPACE~~  
 9 ~~SHALL BE MARKED AS INTENDED FOR ELECTRIC VEHICLE CHARGING ONLY.~~

10            ~~(2)~~    NOTWITHSTANDING ANY OTHER LAW, A COUNTY OR MUNICIPAL  
 11 CORPORATION MAY REQUIRE THE CONSTRUCTION OF ~~NEW TOWN HOUSES AND~~  
 12 ~~MULTIFAMILY RESIDENTIAL BUILDINGS THAT WILL NOT INCLUDE AT LEAST ONE~~  
 13 ~~GARAGE, CARPORT, OR DRIVEWAY FOR EACH RESIDENTIAL UNIT BUT WILL INCLUDE~~  
 14 ~~OFF-STREET COMMUNAL PARKING~~ HOUSING UNITS TO INCLUDE A GREATER  
 15 NUMBER OF EVSE-INSTALLED PARKING SPACES OR EV-READY PARKING SPACES  
 16 TAN ARE REQUIRED UNDER PARAGRAPH (1) SUBSECTION (B) OF THIS SUBSECTION  
 17 SECTION.

18            SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to  
 19 apply only prospectively and may not be applied or interpreted to have any effect on or  
 20 application to any new construction ~~or significant renovation~~ for which a ~~building permit~~  
 21 ~~is issued~~ complete commercial or residential service request is made to the local utility or  
 22 a development application or building permit application is filed with a county or municipal  
 23 corporation before the effective date of this Act.

24            SECTION 3. AND BE IT FURTHER ENACTED, That:

25            (a)    (1)    The Maryland Energy Administration shall study:

26                    (i)    the cost of requiring multifamily residential buildings to include  
 27 EV-ready and EVSE-installed parking spaces; and

28                    (ii)   the appropriate ratio of EVSE-installed parking spaces to  
 29 dwelling units in a multifamily residential building to support the State's greenhouse gas  
 30 emissions reduction goals; and

31                    (iii)   different options for paying for charging an electric vehicle at an  
 32 EVSE-installed parking space at multifamily residential buildings, including:

33                            1.    options to pay for vehicle charging directly at the charging  
 34 station, through credit card, access code, or cash; and

1                                    2. options for including the cost of electric vehicle charging  
2 as part of rent, condominium fees, or homeowner's association fees.

3                    (2) The study shall include estimates of:

4                                    (i) subject to paragraph (3) of this subsection, the cost to:

5    1. include EV-ready or EVSE-installed parking spaces at  
6 newly constructed multifamily residential buildings; and

7    2. retrofit existing multifamily residential buildings with  
8 EV-ready or EVSE-installed parking spaces; and

9    (ii) in consultation with the Department of the Environment, the  
10 number of electric vehicles that will be on the road in the State in each year from 2024  
11 through 2050, inclusive, after the State adopts the California Advanced Clean Cars II  
12 regulations.

13                                    (3) The cost estimates required under paragraph (2)(i) of this subsection  
14 shall include separate estimates:

15    (i) for EV-ready and EVSE-installed parking spaces;

16    (ii) based on the following assumptions:

17    1. that at least 10% of the parking spaces will be required to  
18 be EV-ready or EVSE-installed;

19    2. that at least 25% of the parking spaces will be required to  
20 be EV-ready or EVSE-installed; and

21    3. that at least 50% of the parking spaces will be required to  
22 be EV-ready or EVSE-installed; and

23    (iii) for the following categories of parking:

24    1. open air parking lots;

25    2. underground parking structures; and

26    3. parking garages.

27                                    (b) On or before December 1, 2023, the Administration shall report its findings  
28 and recommendations to the Governor and, in accordance with § 2-1257 of the State  
29 Government Article, the General Assembly.

1           SECTION ~~3~~ 4. AND BE IT FURTHER ENACTED, That this Act shall take effect  
2   October 1, 2023.

Approved:

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Governor.

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President of the Senate.

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Speaker of the House of Delegates.