

Department of Legislative Services  
Maryland General Assembly  
2021 Session

FISCAL AND POLICY NOTE  
Third Reader - Revised

House Bill 784

(Delegate Terrasa)

Environment and Transportation

Education, Health, and Environmental Affairs

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**Residential Construction - Electric Vehicle Charging**

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This bill requires a builder (or a builder’s agent) of specified new housing units to provide each buyer or prospective buyer with the option to include in or on the garage, carport, or driveway either (1) an “electric vehicle charging station” capable of providing at least “Level 2 charging” or (2) a dedicated electric line of sufficient voltage to support the later addition of such a charging station. The builder (or the builder’s agent) must provide notice of these options and other specified information to each buyer or prospective buyer. The bill applies only prospectively to any new construction for which a building permit is issued on or after the bill’s effective date.

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**Fiscal Summary**

**State Effect:** The bill is not anticipated to materially affect State operations or finances.

**Local Effect:** The bill is not anticipated to materially affect local government operations or finances.

**Small Business Effect:** Minimal.

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**Analysis**

**Bill Summary:** “Electric vehicle charging station” means a connected point in an electrical wiring installation at which current is taken to charge a battery or any other energy storage device in an electric vehicle. “Level 2 charging” means that the charging capability of the electric vehicle charging station (1) includes the ability to charge a battery or any other energy storage device in an electric vehicle through means of an alternating

current electrical service with a minimum of 208 volts and (2) meets applicable industry safety standards.

The bill applies to the construction of new housing units, including single-family detached homes and townhouses. If the construction of one or more new housing units includes at least one garage, carport, or driveway for *each* housing unit, the builder or the builder's agent must provide each buyer or prospective buyer with the option to include in or on the garage, carport, or driveway (1) an electric vehicle charging station 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.

The builder or the builder's agent must give to each buyer or prospective buyer notice of these options in addition to specific information about any available rebate programs related to the purchase or installation of electric vehicle charging stations.

**Current Law:** The Electric Vehicle Recharging Equipment Rebate Program, administered by the Maryland Energy Administration (MEA), provides rebates to individuals, businesses, and to State and local governments. The rebate is equal to 40% of the cost of property that is located in the State and used for recharging vehicles propelled by electricity, subject to specified maximum values. MEA may also reimburse a person for the reasonable costs of installing the qualifying equipment. Funding for these rebates is provided by a transfer from the Strategic Energy Investment Fund. The Governor's proposed fiscal 2022 budget includes \$1.2 million in funding for the rebate program.

**Additional Comments:** The U.S. Department of Energy reports that the average cost of a residential Level 2 electric vehicle charging station ranges from \$500 to \$2,000 before installation or any incentives.

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### **Additional Information**

**Prior Introductions:** HB 1316 of 2020, a similar bill, passed the House as amended and was referred to the Senate Education, Health, and Environmental Affairs Committee, but no further action was taken.

**Designated Cross File:** None.

**Information Source(s):** Howard, Montgomery, and Prince George's counties; City of Bowie; U.S. Department of Energy; Department of Legislative Services

**Fiscal Note History:** First Reader - February 12, 2021  
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