

HOUSE BILL 1146

E4

2lr1200

By: **Delegates Terrasa, Lehman, Hill, Proctor, and Ruth**

Introduced and read first time: February 11, 2022

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Residential Construction – Electric Vehicle Charging**

3 FOR the purpose of requiring the construction of certain new townhouses and multifamily
4 residential buildings to include on a certain number of communal off–street parking
5 spaces an electric vehicle charging station capable of at least Level 2 charging; and
6 generally relating to electric vehicle charging stations on new residential
7 construction.

8 BY repealing and reenacting, with amendments,
9 Article – Public Safety
10 Section 12–205
11 Annotated Code of Maryland
12 (2018 Replacement Volume and 2021 Supplement)

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
14 That the Laws of Maryland read as follows:

15 **Article – Public Safety**

16 12–205.

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

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

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

22 (4) “Level 2 charging” means that the charging capability of the electric
23 vehicle charging station:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

4 (ii) meets applicable industry safety standards.

5 (5) "Vehicle" has the meaning stated in § 11-176 of the Transportation
6 Article.

7 (b) This section applies only to the construction of new housing units, including:

8 (1) single-family detached homes; [and]

9 (2) town houses; AND

10 (3) **MULTIFAMILY RESIDENTIAL BUILDINGS.**

11 (c) (1) If the construction of one or more new housing units will include at least
12 one garage, carport, or driveway for each housing unit, the builder or the builder's agent
13 shall provide each buyer or prospective buyer with the option to include in or on the garage,
14 carport, or driveway:

15 [(1)] (I) an electric vehicle charging station capable of providing at least
16 Level 2 charging; or

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

20 [(d)] (2) The builder or builder's agent shall give to each buyer or prospective
21 buyer:

22 [(1)] (I) notice of the options listed in [subsection (c) of this section]
23 **PARAGRAPH (1) OF THIS SUBSECTION;** and

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

26 (D) (1) **IF THE CONSTRUCTION OF NEW TOWNHOUSES AND MULTIFAMILY
27 RESIDENTIAL BUILDINGS WILL NOT INCLUDE AT LEAST ONE GARAGE, CARPORT, OR
28 DRIVEWAY FOR EACH HOUSING UNIT BUT WILL INCLUDE OFF-STREET COMMUNAL
29 PARKING, THE CONSTRUCTION SHALL INCLUDE AT LEAST ONE COMMUNAL PARKING
30 SPACE FOR EACH 25 RESIDENTIAL UNITS FEATURING AN ELECTRIC VEHICLE
31 CHARGING STATION CAPABLE OF PROVIDING AT LEAST LEVEL 2 CHARGING.**

1 **(2) COMMUNAL PARKING SPACES FEATURING ELECTRIC VEHICLE**
2 **CHARGING STATIONS SHALL BE MARKED AS INTENDED FOR ELECTRIC VEHICLE**
3 **CHARGING ONLY.**

4 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to
5 apply only prospectively and may not be applied or interpreted to have any effect on or
6 application to any new construction for which a building permit is issued before the effective
7 date of this Act.

8 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
9 October 1, 2022.