

HOUSE BILL 1146

E4

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

Introduced and read first time: February 11, 2022

Assigned to: Environment and Transportation

A BILL ENTITLED

AN ACT concerning

Residential Construction – Electric Vehicle Charging

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

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

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

Article – Public Safety

12–205.

- (a) (1) In this section the following words have the meanings indicated.
- (2) “Electric vehicle” means a vehicle that uses electricity for propulsion.
- (3) “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.
- (4) “Level 2 charging” means that the charging capability of the electric vehicle charging station:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(i) 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

(ii) meets applicable industry safety standards.

(5) “Vehicle” has the meaning stated in § 11–176 of the Transportation Article.

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

(1) single–family detached homes; [and]

(2) town houses; AND

(3) MULTIFAMILY RESIDENTIAL BUILDINGS.

(c) **(1)** 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 include in or on the garage, carport, or driveway:

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

[(2)] (II) 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.

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

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

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

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

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

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

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