

HOUSE BILL 830

E4
HB 1146/22 – ENT

3lr1141
CF SB 477

By: **Delegates Terrasa, Lehman, Charkoudian, Fraser-Hidalgo, and Wu**, **Wu, Ruth, Holmes, Stein, Barve, Healey, Boyce, and Stewart**

Introduced and read first time: February 9, 2023

Assigned to: Environment and Transportation

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 12, 2023

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 or multifamily residential
6 buildings; clarifying that a county or municipal corporation may require a greater
7 number of electric vehicle parking spaces under certain circumstances; and generally
8 relating to electric vehicle supply equipment on new residential construction and
9 residential construction undergoing significant renovation.

10 BY repealing and reenacting, with amendments,
11 Article – Public Safety
12 Section 12–205
13 Annotated Code of Maryland
14 (2022 Replacement Volume)

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

17 **Article – Public Safety**

18 12–205.

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

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

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

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

7 (4) “EV-CAPABLE PARKING SPACE” MEANS A PARKING SPACE THAT:

8 (I) HAS THE ELECTRICAL PANEL CAPACITY AND CONDUIT
9 INSTALLED TO SUPPORT THE FUTURE INSTALLATION OF A MINIMUM 40-AMPERE,
10 208/240 VOLT CIRCUIT; AND

11 (II) IS NOT INCLUDED IN LOAD CALCULATIONS OR ELECTRIC
12 RESERVE CAPACITY.

13 (5) “EV-READY PARKING SPACE” MEANS A ~~DEDICATED~~ PARKING
14 SPACE THAT HAS A ELECTRICAL PANEL CAPACITY AND FULL CIRCUIT INSTALLATION
15 OF A MINIMUM 30-AMPERE 40-AMPERE, 208/240-VOLT CIRCUIT ~~PANEL CAPACITY,~~
16 RACEWAY WIRING, A NEMA 14-50R RECEPTACLE, AND CIRCUIT OVERPROTECTION
17 DEVICES.

18 ~~(5)~~ (6) (I) “EVSE-INSTALLED PARKING SPACE” MEANS A
19 ~~DEDICATED~~ PARKING SPACE WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT THAT IS
20 FULLY INSTALLED FROM THE ELECTRICAL PANEL TO THE PARKING SPACE.

21 (II) “EVSE-INSTALLED PARKING SPACE” INCLUDES THE USE
22 OF DUAL-HEAD ELECTRIC VEHICLE SUPPLY EQUIPMENT USING A SINGLE CIRCUIT
23 OF AT LEAST 40-AMPERE, 208/240 VOLT TO PROVIDE CHARGING TO TWO ADJACENT
24 EV-CAPABLE OR EV-READY PARKING SPACES.

25 ~~(6)~~ (7) “HOUSING UNITS” ~~INCLUDES~~ MEANS:

26 (I) SINGLE-FAMILY DETACHED HOUSES;

27 (II) DUPLEXES; AND

28 (III) TOWN HOUSES SUBJECT TO THE PROVISIONS OF THE
29 INTERNATIONAL RESIDENTIAL CODE; AND

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

1 ~~[(4)]~~ ~~(7)~~ **(8)** “Level 2 charging” means that the charging capability of the
2 electric vehicle [charging station] **SUPPLY EQUIPMENT:**

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

6 (ii) meets applicable industry safety standards.

7 **(9) “MULTIFAMILY RESIDENTIAL BUILDING” MEANS A BUILDING**
8 **WITH MULTIPLE DWELLING UNITS, WHETHER RENTED OR OWNED BY THE**
9 **RESIDENTS, THAT IS SUBJECT TO THE PROVISIONS OF THE INTERNATIONAL**
10 **BUILDING CODE.**

11 ~~(8)~~ **(10)** **“SIGNIFICANT RENOVATION” MEANS ANY RENOVATIONS TO**
12 **A HOUSING UNIT LEVEL 3 ALTERATIONS, AS DEFINED IN THE INTERNATIONAL**
13 **EXISTING BUILDING CODE, THAT INCLUDE ELECTRIC PANEL UPGRADES THAT**
14 **INCREASE CAPACITY OF THE PANEL OR PARKING UPGRADES THAT INVOLVE**
15 **TRENCHING IN OR AROUND PARKING SPACES.**

16 ~~[(5)]~~ ~~(9)~~ **(11)** “Vehicle” has the meaning stated in § 11-176 of the
17 Transportation Article.

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

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

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

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

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

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

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

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

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

6 ~~(2)~~ **(II)** **ONE EV-READY PARKING SPACE; OR**

7 **(III) ONE EV-CAPABLE PARKING SPACE.**

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

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

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

12 ~~(D)~~ **(C)** **(1)** **THIS SUBSECTION APPLIES TO THE CONSTRUCTION OF**
 13 **HOUSING UNITS OR MULTIFAMILY RESIDENTIAL BUILDINGS THAT DO NOT INCLUDE**
 14 **A SEPARATE GARAGE, CARPORT, OR DRIVEWAY FOR EACH RESIDENTIAL UNIT BUT**
 15 **WILL PROVIDE PARKING ON-SITE FOR RESIDENTS.**

16 **(2) (I) IF THE CONSTRUCTION OR SIGNIFICANT RENOVATION OF**
 17 **TOWN HOUSES AND MULTIFAMILY RESIDENTIAL BUILDINGS WILL NOT INCLUDE AT**
 18 **LEAST ONE GARAGE, CARPORT, OR DRIVEWAY FOR EACH RESIDENTIAL UNIT BUT**
 19 **WILL INCLUDE OFF-STREET COMMUNAL PARKING, THE CONSTRUCTION OR**
 20 **SIGNIFICANT RENOVATION SHALL INCLUDE AT LEAST ONE COMMUNAL PARKING**
 21 **SPACE FOR EACH 25 RESIDENTIAL UNITS FEATURING AN EVSE-INSTALLED**
 22 **PARKING SPACE** **THE CONSTRUCTION OF A NEW HOUSING UNIT OR MULTIFAMILY**
 23 **RESIDENTIAL BUILDING SHALL INCLUDE:**

24 **1. AT LEAST ONE EVSE-INSTALLED PARKING SPACE**
 25 **CAPABLE OF PROVIDING AT LEAST LEVEL 2 CHARGING LOCATED IN A COMMON USE**
 26 **PARKING AREA THAT IS AVAILABLE FOR USE BY ALL RESIDENTS; AND**

27 **2. SUBJECT TO THE PROVISIONS OF PARAGRAPH (3) OF**
 28 **THIS SUBSECTION, THE FOLLOWING NUMBER OF EV-CAPABLE PARKING SPACES,**
 29 **WHICH MAY BE DEDICATED TO RESIDENTIAL UNITS OR MADE AVAILABLE FOR**
 30 **COMMON USE:**

1 A. FOR A DEVELOPMENT APPLICATION OR BUILDING
2 PERMIT APPLICATION MADE ON OR AFTER OCTOBER 1, 2023, AT LEAST 10% OF THE
3 PARKING SPACES;

4 B. FOR A DEVELOPMENT APPLICATION OR BUILDING
5 PERMIT APPLICATION MADE ON OR AFTER JANUARY 1, 2030, AT LEAST 20% OF THE
6 PARKING SPACES; AND

7 C. FOR A DEVELOPMENT APPLICATION OR BUILDING
8 PERMIT APPLICATION MADE ON OR AFTER JANUARY 1, 2035, AT LEAST 30% OF THE
9 PARKING SPACES.

10 (II) ~~COMMUNAL~~ COMMON USE EVSE-INSTALLED
11 PARKING SPACE SHALL BE MARKED AS INTENDED FOR ELECTRIC VEHICLE
12 CHARGING ONLY WITH A SIGN THAT COMPLIES WITH § 21-1003.2 OF THE
13 TRANSPORTATION ARTICLE.

14 ~~(2)~~ (3) NOTWITHSTANDING ANY OTHER LAW, A COUNTY OR
15 MUNICIPAL CORPORATION MAY REQUIRE THE CONSTRUCTION ~~OR SIGNIFICANT~~
16 ~~RENOVATION OF TOWN HOUSES OF HOUSING UNITS AND MULTIFAMILY~~
17 ~~RESIDENTIAL BUILDINGS THAT WILL NOT INCLUDE AT LEAST ONE GARAGE,~~
18 ~~CARPORT, OR DRIVEWAY FOR EACH RESIDENTIAL UNIT BUT WILL INCLUDE~~
19 ~~OFF-STREET COMMUNAL PARKING COVERED UNDER THIS SUBSECTION TO INCLUDE~~
20 A GREATER NUMBER OF ~~EVSE-INSTALLED~~ EV-CAPABLE PARKING SPACES THAN
21 ARE REQUIRED UNDER PARAGRAPH ~~(1)~~ (2) OF THIS SUBSECTION.

22 (4) AN EV-CAPABLE, EV-READY, OR EVSE-INSTALLED PARKING
23 SPACE SHALL BE COUNTED AS PART OF THE OVERALL NUMBER OF PARKING SPACES
24 FOR THE PURPOSE OF COMPLYING WITH ANY ZONING OR PARKING LAWS.

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

31 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
32 October 1, 2023.