



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

February 14, 2023

TO: The Honorable Brian J. Feldman
Chair, Education, Energy, and the Environment Committee

FROM: Marc Elrich
County Executive

RE: Senate Bill 477, *Residential Construction or Significant Renovation - Electric Vehicle Charging*
Support with Amendment

I am writing to express my support for Senate Bill 477, *Residential Construction or Significant Renovation – Electric Vehicle Charging*, and to request an amendment to the bill.

Electric vehicles (EVs) powered by a clean, renewable energy grid will play a critical role in achieving our state and local climate goals. EVs can also reduce local air pollution and improve public health. Owning an EV necessitates having parking spaces available where the vehicle can be charged.

This bill would establish requirements for the installation of electric vehicle charging equipment or EV-ready parking spaces in new construction and significant renovation of residential properties.

I support the requirements of the bill as they relate to new construction. These requirements will ensure that new homes are built ready to support the EV transition, with necessary infrastructure included in a manner that is most cost-effective and least disruptive to building owners and occupants.

I also support and appreciate language in the bill that would allow individual local governments to require a greater number of parking spaces to be constructed with installed EV charging equipment in certain circumstances.

I request one amendment to the way the bill would address existing buildings. As written, the bill states that any renovations that include electric panel upgrades that increase capacity of the panel (or parking upgrades that involve trenching in or around parking) would trigger the requirements of the bill related to ensuring the presence of EV-installed or EV-ready parking spaces. I agree that renovation projects involving electric panel upgrades often offer a cost-effective opportunity

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to also install EV charging equipment. However, I am concerned that this language would impose additional costs on homeowners whose budgets may already be stretched as they complete an upgrade to the electric panel and, for example, conversion from a gas furnace to a high efficiency electric heat pump.

There is a cost to adding a circuit and running wiring to a parking space, especially if that space is not immediately adjacent to the electric meter. In some instances, this requirement may increase the scope and cost of a renovation project such that it would dissuade from the homeowner from accomplishing their originally intended project, such as the heat pump installation example.

I suggest that, in the event of a renovation involving an upgrade to the electric panel, the property owner should be required to ensure that conduit is in place and there is space available in the electric panel to accommodate a new circuit for EV charging. However, the requirement to make the associated parking space(s) EV-ready with the addition of a circuit and wiring should only be triggered if the renovation project also involves the parking area.

We will continue to encourage property owners to make all of these upgrades to the extent feasible.

I respectfully request that the Education, Energy, and the Environment Committee give this bill a favorable report with the inclusion of the suggested amendment.

cc: Members of the Education, Energy, and the Environment Committee