

SENATE BILL 477

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3lr1754
CF 3lr1141

By: **Senator Feldman**

Introduced and read first time: February 3, 2023

Assigned to: Education, Energy, and the Environment

A BILL ENTITLED

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

Article – Public Safety

18 12–205.

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

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

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

3 **(4) “EV-READY PARKING SPACE” MEANS A DEDICATED PARKING**
4 **SPACE THAT HAS A FULL CIRCUIT INSTALLATION OF A MINIMUM 30-AMPERE,**
5 **208/240-VOLT CIRCUIT PANEL CAPACITY, RACEWAY WIRING, A NEMA 14-50R**
6 **RECEPTACLE, AND CIRCUIT OVERPROTECTION DEVICES.**

7 **(5) “EVSE-INSTALLED PARKING SPACE” MEANS A DEDICATED**
8 **PARKING SPACE WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT THAT IS FULLY**
9 **INSTALLED FROM THE ELECTRICAL PANEL TO THE PARKING SPACE.**

10 **(6) “HOUSING UNITS” INCLUDES:**

11 **(I) SINGLE-FAMILY DETACHED HOUSES;**

12 **(II) TOWN HOUSES; AND**

13 **(III) MULTIFAMILY RESIDENTIAL BUILDINGS.**

14 **[(4)] (7) “Level 2 charging” means that the charging capability of the**
15 **electric vehicle [charging station] SUPPLY EQUIPMENT:**

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

19 (ii) meets applicable industry safety standards.

20 **(8) “SIGNIFICANT RENOVATION” MEANS ANY RENOVATIONS TO A**
21 **HOUSING UNIT THAT INCLUDE ELECTRIC PANEL UPGRADES THAT INCREASE**
22 **CAPACITY OF THE PANEL OR PARKING UPGRADES THAT INVOLVE TRENCHING IN OR**
23 **AROUND PARKING SPACES.**

24 **[(5)] (9) “Vehicle” has the meaning stated in § 11-176 of the**
25 **Transportation Article.**

26 (b) This section applies only to:

27 **(1) the construction of new housing units[, including:**

28 (1) single-family detached homes; and

1 (2) town houses]; AND

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

3 (c) If the construction of one or more new housing units will include at least one
4 garage, carport, or driveway for each housing unit[, the builder or the builder's agent shall
5 provide each buyer or prospective buyer with the option to] **OR IF AN EXISTING HOUSING
6 UNIT THAT INCLUDES A GARAGE, CARPORT, OR DRIVEWAY IS UNDERGOING
7 SIGNIFICANT RENOVATION, THE CONSTRUCTION OR RENOVATION SHALL** include in
8 or on [the] EACH garage, carport, or driveway:

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

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

14 (2) **ONE EV-READY PARKING SPACE.**

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

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

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

19 (D) (1) (I) **IF THE CONSTRUCTION OF NEW TOWN HOUSES AND
20 MULTIFAMILY RESIDENTIAL BUILDINGS WILL NOT INCLUDE AT LEAST ONE GARAGE,
21 CARPORT, OR DRIVEWAY FOR EACH RESIDENTIAL UNIT BUT WILL INCLUDE
22 OFF-STREET COMMUNAL PARKING, THE CONSTRUCTION SHALL INCLUDE AT LEAST
23 ONE COMMUNAL PARKING SPACE FOR EACH 25 RESIDENTIAL UNITS FEATURING AN
24 EVSE-INSTALLED PARKING SPACE CAPABLE OF PROVIDING AT LEAST LEVEL 2
25 CHARGING.**

26 (II) **EACH COMMUNAL EVSE-INSTALLED PARKING SPACE
27 SHALL BE MARKED AS INTENDED FOR ELECTRIC VEHICLE CHARGING ONLY.**

28 (2) **NOTWITHSTANDING ANY OTHER LAW, A COUNTY OR MUNICIPAL
29 CORPORATION MAY REQUIRE THE CONSTRUCTION OF NEW TOWN HOUSES AND
30 MULTIFAMILY RESIDENTIAL BUILDINGS THAT WILL NOT INCLUDE AT LEAST ONE
31 GARAGE, CARPORT, OR DRIVEWAY FOR EACH RESIDENTIAL UNIT BUT WILL INCLUDE
32 OFF-STREET COMMUNAL PARKING TO INCLUDE A GREATER NUMBER OF
33 EVSE-INSTALLED PARKING SPACES THAN ARE REQUIRED UNDER PARAGRAPH (1)**

1 **OF THIS SUBSECTION.**

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

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