

# SENATE BILL 627

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By: **Senator Waldstreicher**

Introduced and read first time: February 3, 2022

Assigned to: Education, Health, and Environmental Affairs

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## A BILL ENTITLED

1 AN ACT concerning

2 **State Building Code – Electric Vehicles**

3 FOR the purpose of repealing provisions regarding requirements of builders of certain  
4 residential dwelling units to offer buyers certain options for the installation of  
5 electric vehicle charging stations; requiring the Department of Labor to adopt by  
6 regulation a State building code that requires the installation of certain percentages  
7 of EV–capable, EV–ready, and EVCS–installed parking spaces for certain newly  
8 constructed buildings and buildings undergoing certain renovations; and generally  
9 relating to the adoption of a State building code relating to the installation of electric  
10 vehicle chargers and associated electrical facilities.

11 BY repealing  
12 Article – Public Safety  
13 Section 12–205  
14 Annotated Code of Maryland  
15 (2018 Replacement Volume and 2021 Supplement)

16 BY adding to  
17 Article – Public Safety  
18 Section 12–205  
19 Annotated Code of Maryland  
20 (2018 Replacement Volume and 2021 Supplement)

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

23 **Article – Public Safety**

24 [12–205.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

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

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

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

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

11 (ii) meets applicable industry safety standards.

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

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

15 (1) single–family detached homes; and

16 (2) town houses.

17 (c) If the construction of one or more new housing units will include at least one  
18 garage, carport, or driveway for each housing unit, the builder or the builder’s agent shall  
19 provide each buyer or prospective buyer with the option to include in or on the garage,  
20 carport, or driveway:

21 (1) an electric vehicle charging station capable of providing at least Level  
22 2 charging; or

23 (2) a dedicated electric line of sufficient voltage to support the later  
24 addition of an electric vehicle charging station capable of providing at least Level 2  
25 charging.

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

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

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

30 **12–205.**

1           **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**  
2 **INDICATED.**

3                   **(2) “DEPARTMENT” MEANS THE DEPARTMENT OF LABOR.**

4                   **(3) “DIRECT CURRENT FAST CHARGER” OR “DCFC” MEANS A DIRECT**  
5 **CURRENT CHARGER THAT CAN PROVIDE A MINIMUM OF 50 KW OF POWER TO AN**  
6 **ELECTRIC VEHICLE.**

7                   **(4) “ELECTRIC VEHICLE CHARGING STATION” MEANS A DEVICE OR**  
8 **FACILITY FOR DELIVERING ELECTRICITY FOR MOTOR VEHICLES THAT USE**  
9 **ELECTRICITY FOR PROPULSION.**

10                   **(5) “EV-CAPABLE PARKING SPACE” MEANS A DEDICATED PARKING**  
11 **SPACE PROVIDED WITH ELECTRICAL PANEL CAPACITY AND INSTALLED CONDUIT**  
12 **THAT HAS THE ABILITY TO SUPPORT FUTURE IMPLEMENTATION OF EV CHARGING**  
13 **WITH A MINIMUM 40 AMPERE, 208/240 VOLT CIRCUIT.**

14                   **(6) “EV-READY PARKING SPACE” MEANS A DEDICATED PARKING**  
15 **SPACE THAT HAS A FULL CIRCUIT INSTALLATION OF A MINIMUM 40 AMPERE,**  
16 **208/240 VOLT CIRCUIT PANEL CAPACITY, RACEWAY WIRING, RECEPTACLE AND**  
17 **CIRCUIT OVERPROTECTION DEVICES.**

18                   **(7) “EVCS-INSTALLED PARKING SPACE” MEANS A DEDICATED**  
19 **PARKING SPACE WITH AN ELECTRIC VEHICLE CHARGING STATION WITH AT LEAST**  
20 **LEVEL 2 CHARGING CAPABILITY THAT IS FULLY INSTALLED FROM THE ELECTRICAL**  
21 **PANEL TO THE PARKING SPACE.**

22                   **(8) “LEVEL 2 CHARGING” MEANS THAT THE CHARGING CAPABILITY**  
23 **OF THE ELECTRIC VEHICLE CHARGING STATION:**

24                           **(I) INCLUDES THE ABILITY TO CHARGE A BATTERY OR ANY**  
25 **OTHER ENERGY STORAGE DEVICE IN AN ELECTRIC VEHICLE THROUGH MEANS OF AN**  
26 **ALTERNATING CURRENT ELECTRICAL SERVICE WITH A MINIMUM OF 208 VOLTS; AND**

27                           **(II) MEETS APPLICABLE INDUSTRY SAFETY STANDARDS.**

28                   **(9) “VEHICLE” HAS THE MEANING STATED IN § 11-176 OF THE**  
29 **TRANSPORTATION ARTICLE.**

30           **(B) (1) ON OR BEFORE JULY 1, 2023, THE DEPARTMENT SHALL ADOPT BY**  
31 **REGULATION A STATE BUILDING CODE TO REQUIRE NEWLY CONSTRUCTED**  
32 **BUILDINGS AND BUILDINGS UNDERGOING SIGNIFICANT RENOVATION THAT**

1 INCLUDES ELECTRIC PANEL OR PARKING UPGRADES TO INCLUDE PROVISIONS FOR  
2 ELECTRICAL SERVICE CAPACITY FOR CHARGING ELECTRIC VEHICLES.

3 (2) THE CODE:

4 (I) SHALL APPLY ONLY TO:

5 1. PRIVATELY OWNED COMMERCIAL BUILDINGS;

6 2. MULTIFAMILY RESIDENTIAL BUILDINGS;

7 3. MIXED-USE BUILDINGS CONSISTING OF PRIVATELY  
8 OWNED COMMERCIAL SPACE AND FIVE OR MORE RESIDENTIAL DWELLING UNITS;  
9 AND

10 4. SINGLE-FAMILY RESIDENTIAL UNITS AND  
11 TOWNHOUSES;

12 (II) SHALL REQUIRE THAT EACH BUILDING INCLUDE AT LEAST A  
13 MINIMUM PERCENTAGE OF EV-CAPABLE, EV-READY, AND EVCS-INSTALLED  
14 PARKING SPACES IN THE GARAGE OR PARKING AREA OF THAT BUILDING;

15 (III) SHALL PROVIDE THAT A PARKING SPACE DESIGNATED AS:

16 1. EV-CAPABLE MAY BE REPLACED BY EITHER AN  
17 EV-READY OR EVCS-INSTALLED PARKING SPACE; AND

18 2. EV-READY MAY BE REPLACED BY AN  
19 EVCS-INSTALLED PARKING SPACE; AND

20 (IV) MAY PROVIDE THAT, FOR COMMERCIAL BUILDINGS,  
21 PARKING SPACES SERVED BY DIRECT CURRENT FAST CHARGERS MAY COUNT  
22 TOWARD THE COMPLIANCE WITH THE MINIMUM PERCENTAGE REQUIREMENTS FOR  
23 EV-READY OR EVCS-INSTALLED PARKING SPACES AT A RATIO OF 1 TO 5, WITH ONE  
24 DCFC PARKING SPACE COUNTED AS THE EQUIVALENT TO FIVE EV-READY OR  
25 EVCS-INSTALLED PARKING SPACES.

26 (C) THE MINIMUM PERCENTAGE REQUIREMENTS FOR EV-CAPABLE,  
27 EV-READY, AND EVCS-INSTALLED PARKING SPACES SHALL BE AS FOLLOWS:

28 (1) FOR A PRIVATELY OWNED COMMERCIAL BUILDING, OF THE TOTAL  
29 NUMBER OF PARKING SPACES DEDICATED TO THAT BUILDING:

1           **(I) 10% SHALL BE EVCS-INSTALLED PARKING SPACES; AND**

2           **(II) 15% SHALL BE EV-READY PARKING SPACES;**

3           **(2) FOR A MULTIFAMILY RESIDENTIAL BUILDING, OF THE TOTAL**  
4 **NUMBER OF PARKING SPACES DEDICATED TO THAT BUILDING:**

5           **(I) 20% SHALL BE EVCS-INSTALLED PARKING SPACES;**

6           **(II) 50% SHALL BE EV-READY PARKING SPACES; AND**

7           **(III) 30% SHALL BE EV-CAPABLE PARKING SPACES;**

8           **(3) FOR A MIXED-USE BUILDING CONSISTING OF PRIVATELY OWNED**  
9 **COMMERCIAL SPACE AND FIVE OR MORE RESIDENTIAL DWELLING UNITS, OF THE**  
10 **TOTAL NUMBER OF PARKING SPACES DEDICATED TO THAT BUILDING:**

11           **(I) FOR COMMERCIAL PARKING SPACES, THE REQUIRED**  
12 **PERCENTAGES IN ITEM (1) OF THIS SUBSECTION SHALL APPLY; AND**

13           **(II) FOR RESIDENTIAL PARKING SPACES, THE REQUIRED**  
14 **PERCENTAGES IN ITEM (2) OF THIS SUBSECTION SHALL APPLY; AND**

15           **(4) 100% OF THE PARKING SPACES DEDICATED TO A TOWNHOUSE OR**  
16 **SINGLE-FAMILY RESIDENTIAL UNIT SHALL BE EV-READY PARKING SPACES,**  
17 **UNLESS A SINGLE RESIDENTIAL UNIT IS ASSIGNED TWO ADJOINING PARKING**  
18 **SPACES, IN WHICH CASE BOTH SPACES MAY BE SERVED BY A SINGLE EV-READY**  
19 **CONNECTION.**

20           **(D) A SINGLE MINIMUM 40 AMPERE, 208/240 VOLT CIRCUIT MAY BE USED**  
21 **TO SUPPORT CHARGING IN TWO ADJACENT EV-CAPABLE OR EV-READY PARKING**  
22 **SPACES.**

23           **(E) THIS SECTION MAY NOT BE CONSTRUED TO PROHIBIT A COUNTY OR**  
24 **MUNICIPAL CORPORATION FROM ADOPTING AND ENFORCING REQUIREMENTS AND**  
25 **REGULATIONS THAT ARE MORE STRINGENT THAN THOSE SET FORTH IN THIS**  
26 **SECTION.**

27           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to  
28 apply only prospectively and may not be applied or interpreted to have any effect on or  
29 application to any building construction or renovation for which the building permit is  
30 issued before July 1, 2023.

31           SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July

1 1, 2022.