Electric Vehicle Charging for Multifamily Housing

https://afdc.energy.gov/fuels/electricity_charging_multi.html

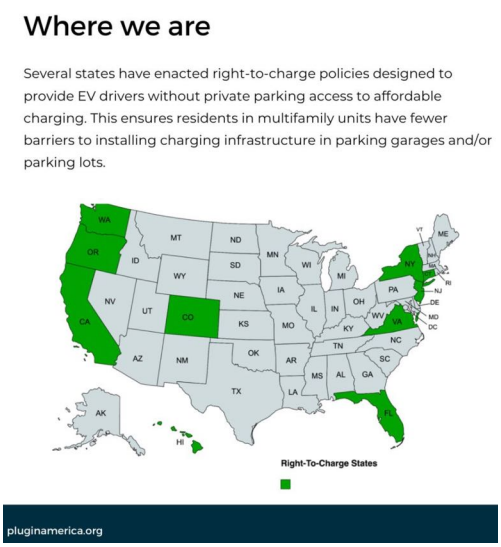
Adding electric vehicle charging stations to your multifamily housing can help attract and retain residents.

Electric vehicle charging stations for multifamily housing, also called multi-unit dwellings (MuDs), such as condos or apartments, provide property owners with unique ways to attract and retain residents and foster environmentally sustainable communities. MuD owners face unique considerations when installing charging stations, from parking and electrical service access to billing and legal concerns. Use the resources below to learn about best practices for installing MuD charging stations or get started by downloading the Plug-in Electric Vehicle Charging Infrastructure Guidelines for Multi-unit Dwellings *(PDF)*.

Resources for Multifamily Housing Owners

MuD owners, managers, and related organizations (homeowner associations), can use these resources to assess the need for EV charging stations. Building owners may be able to take advantage of state or utility incentives for installing charging infrastructure.

- PEV Charging Guide for Property Owners, Managers, Homeowner Assoc. (PDF)
- Templates to survey residents' current and future interest in EVs
- MuD How-to Guide for EV readiness *(PDF)*
- Charging Infrastructure Development
- MuD Electric Vehicle Charging *(PDF)*



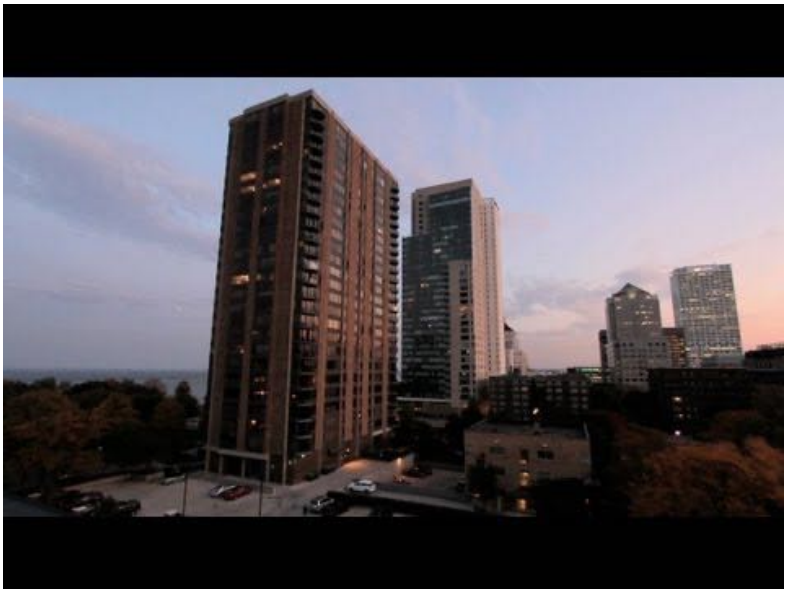
Resources for Multifamily Housing Residents

MuD residents can learn more about the benefits of EV charging, and help your community become EV-ready. Download the Plug-in Electric Vehicle Charging Guide for Residents of Multi-unit Dwellings *(PDF)* to get started.

Multifamily Housing Case Studies

Watch a video showing successes other communities and multifamily housing have had with electric vehicle charging.

- San Diego Prepares for Electric Vehicles in Multi-Unit Dwelling Communities ———>



- Learn how MuD owners across the country have successfully implemented EV charging for their residents using the case studies below:
  - Multifamily housing Procurement Case Study: Green Rock Apartments
  - San Diego condominium invests in individual billing *(PDF)*
  - Smart Columbus Case Study: Multi-family Housing Charging Infrastructure *(PDF)*
  - Luxury High-rise Case Study: The Towers at Costa Verde *(PDF)*
  - Muir Commons: A Case Study in MUD EV Infrastructure

https://www.raiven.com/blog/ev-charging-guide-for-multi-family-property-owners-operators

https://pluginamerica.org/policy/right-to-charge-policies-for-electric-vehicles/

https://calmatters.org/commentary/2021/11/california-must-ensure-ev-charging-access-for-all/

https://climate-xchange.org/2021/10/07/narrowing-the-divide-addressing-inequities-in-californias-electric-vehicle-infrastructure/

https://www.acterra.org/ev-charging-all

https://www.powerflex.com/blog/ev-charging-policies-by-state-2022/

https://www.energy.ca.gov/sites/default/files/2021-05/CEC-600-2021-027.pdf

https://www.greenlancer.com/post/right-to-charge-laws

Electric Vehicle (EV) Charging Station Policies for Multi-Unit Dwellings

https://afdc.energy.gov/fuels/laws/ELEC?state=CA

A common interest development, including a community apartment, condominium, and cooperative development, may not prohibit or restrict the installation or use of EV charging stations or EV-dedicated time-of-use (TOU) meter in a homeowner's designated parking space or unit. These entities may put reasonable restrictions on EV charging stations, but the policies may not significantly increase the cost of the EV charging stations or significantly decrease its efficiency or performance. Restrictions may be placed on TOU meter installations if they are based on the structure of or available space in the building. If installation in the homeowner's designated parking space or unit is not possible, with authorization, the homeowner may add EV charging stations or a EV-dedicated TOU meter in a common area. The homeowner must obtain appropriate approvals from the common interest development association and agree in writing to comply with applicable architectural standards, engage a licensed installation contractor, provide a certificate of insurance, and pay for the electricity usage, maintenance, and other costs associated with the EV charging stations or TOU meter. Any application for approval should be processed by the common interest development association without willful avoidance or delay. The homeowner and each successive homeowner of the parking space or unit equipped with EV charging stations or a TOU meter is responsible for the cost of the installation, maintenance, repair, removal, or replacement of the equipment, as well as any resulting damage to the EV charging stations, TOU meter, or surrounding area. The homeowner must also maintain a $1 million umbrella liability coverage policy and name the common interest development as an additional insured entity under the policy. If EV charging stations or an EV-dedicated TOU meter is installed in a common area for use by all members of the association, the common interest development must develop terms for use of the EV charging stations or TOU meter.

(Reference California Civil Code 4745 and 6713)

Electric Vehicle (EV) Charging Station Policies for Residential and Commercial Renters

The lessor of a dwelling or commercial property must approve written requests from a lessee to install EV charging station at a parking space allotted for the lessee on qualified properties. Certain exclusions apply to residential dwellings and commercial properties. All modifications and improvements must comply with federal, state, and local laws and all applicable zoning and land use requirements, covenants, conditions, and restrictions. The lessee of the parking space equipped with EV charging station is responsible for the cost of the installation, maintenance, repair, removal, or replacement of the equipment, electricity consumption, as well as any resulting damage to the EV charging station or surrounding area. Unless the EV charging station is certified by a Nationally Recognized Testing Laboratory and electrical upgrades are performed by a licensed electrician, the lessee must also maintain a personal liability coverage policy in an amount of up to 10 times the annual rent of the dwelling.

Mandatory Electric Vehicle (EV) Charging Station Building Standards

The California Building Standards Commission (CBSC) published mandatory building standards requiring pre-wiring for EV charging station installation in parking spaces at one- and two-family dwellings with attached private garages, multi-family dwellings, commercial facilities, and public buildings in the California Green Building Standards Code within the California Building Standards Code.
Minimum EV charging station prewiring installation requirements are based on the number of parking spaces, per parking facility, as follows…

Total Actual Parking Spaces	Required EV Charging Station Spaces
0 to 9	0
10 to 25	1
26 to 50	2
51 to 75	4
76 to 100	5
101 to 151	7
151 to 200	10
201 and over	6% total parking spaces