



## Benefits of Installing EV Charging Stations at Your Multi-Unit Dwelling

Today, electrification is the most technologically feasible and affordable method of decarbonizing the transportation sector. However, the inability to reliably charge electric vehicles (EVs) inhibit many individuals from purchasing or leasing EVs, thus impairing decarbonization and EV adoption goals.

Access to home charging is a significant determining factor for whether someone will purchase or lease an EV. Lack of charging access, including the ability to use a 120-volt plug, is particularly acute for **multi-unit dwelling (MUD)** (also known as multi-family dwelling) residents, who are more likely to lack dedicated parking, and are also unable to control charging access and/or potentially afford charging infrastructure investments.

By the year 2030, EV sales will make up between 25-30% of the market. EV market analyses have shown that multi-unit dwellers, especially renters, are going to be a significant segment of market growth after 2025 and that we cannot meet our transportation decarbonization goals without accommodating this key market segment.

### Attract and Retain EV Owners as Tenants

- Most EV drivers charge at home because it's convenient and vehicles spend a lot of time parked there. Once you make charging available, tenants with electric vehicles will have good reason to stay.
- According to research conducted by ChargePoint (an electric vehicle charging network), between 5-10% of apartment dwellers plan to purchase an electric vehicle in the next three to five years. In areas with higher densities of electric vehicles, it's closer to 10-20%.

### Add to Your List of “Amenities” Offered to Residents

- As more and more consumers purchase electric vehicles (EVs), demand will increase for residences that can accommodate these zero emission





vehicles, particularly **in the northeastern United States where nearly 1/3 of all residents live in multi-unit dwellings**, often without a dedicated parking space.

## Demonstrate Your Commitment to a More Sustainable Community

- Lower your building's carbon footprint
- Earn points towards a [LEED](#) certification
- Attract like-minded tenants to the community
- Improve neighborhood air quality with reduced vehicle emissions

## Help NJ Reduce the Impacts of Climate Change

- Transportation accounts for 37% of NJ's net greenhouse gas emissions, making it the largest emissions source in the state.
- Electrification of the transportation sector is one of the most cost-effective ways of meeting New Jersey's carbon emissions reduction target.
- A NJ law passed in 2019 established State goals for the use of plug-in EVs recommending 15% of all multi-unit dwellings have Level 1, Level 2, and/or fast charging installed, or charger ready parking spaces, by December 31, 2025.
- Be a leader for the clean transportation movement within MUD communities across the state.

## Overview of Statewide EV Ordinance

The statewide EV ordinance was designed to streamline the permitting process for EV charging stations and ensure that municipalities are consistently evaluating and approving applications for such. **The statewide EV ordinance addresses key land use, installation, and parking requirements for EVSE and Make-Ready parking spaces, including:**

- **Accessory Uses in Zoning**— Designate EVSE and Make-Ready parking space as permitted accessory uses in all zoning and use districts, whether the EVSE or Make-Ready parking spaces are included with a site plan





application for a new development or being added to an already existing building or development.

## Financial Incentives

A comprehensive list of statewide financial incentives for electric vehicles and electric vehicle charging stations can be found [here](#).

## Utility funded programs

Regulated utilities in New Jersey are required by the New Jersey Board of Public Utilities (NJBPUB) to have programs to help fund the Make-Ready infrastructure for publicly accessible chargers. Make-Ready infrastructure is defined as the work on the utility side of the meter, known as pole to meter (PTM) and on the customer side of the meter, known as behind the meter (BTM). Each utility has proposed its own program to help incentivize the installation of Make-Ready infrastructure for residential, public, workplace, and multi-unit dwelling charging.

Check with your electric utility company to see what funding opportunities are available for your community. Find a detailed comparison of the incentive programs [here](#).

- **PSE&G** — Find program information [here](#).
- **Atlantic City Electric** — Find information [here](#).
- **JCP&L** — Find information [here](#).
- **Rockland Electric Co.** — Find Information [here](#).

## Homeowner Association (HOA) EV Charging Law

On October 19, 2020, Governor Murphy signed into [law](#) P.L. 2020, c.108, which establishes standards regarding electric vehicle ("EV") charging stations in all New Jersey common interest communities. This comprehensive legislation **prohibits community associations from unreasonably restricting EV charging infrastructure** and establishes standards to encourage associations to allow for the installation, use, and upkeep of EV charging stations by owners. This





legislation went into effect immediately on the date it was signed by the Governor.

## What Are “Right to Charge” Laws?

“Right to charge” laws provide residents at multi-unit dwellings (and other properties) with the right to install a charging station for the individual’s use provided that certain conditions are met (e.g., the individual assumes responsibility for all associated costs).

“Right to charge” laws **do not** require homeowner associations or rental property building owners/managers to pay for charging for an individual’s use or to install charging as an amenity for multiple owners. Additionally, these laws can address other concerns, such as:

- Who pays for the electricity?
- Where can it be installed?
- Will it impact the number of parking spaces available?
- Who is liable for damages?

## Benefits of Charging at Home

- Overnight charging offers unparalleled convenience.
- Charging at home is generally less expensive than paying for public charging.
- Time-of-Use (TOU) rates, which incentivize charging overnight, can further reduce already low re-fueling costs.
- Overnight charging is ideal for the grid.
- People are more likely to purchase electric cars when they can charge at home.

## Resources

- [P.L. 2021, c. 168](#) encourages municipalities to identify appropriate locations for the development of publicly available infrastructure for





fueling or charging zero-emission vehicles when adopting redevelopment plans.

- [P.L. 2020, c. 108](#) concerns the installation of EVSE in common interest communities. Specifically, the law: Prohibits common interest communities from adopting rules that prohibit or unreasonably restrict the installation or use of EVSE in the designated parking space of a unit owner.
- [P.L. 2020, c. 80](#) requires a developer to offer to install, or to provide for the installation of, an electric vehicle charging station into a dwelling unit when a prospective owner enters negotiations with the developer to purchase a dwelling unit.

## Questions?

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