

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2024 Legislative Session

Bill No. CB-105-2024

Chapter No. 85

Proposed and Presented by Council Members Blegay and Ivey

Introduced by Council Members Ivey, Blegay, Hawkins, Olson, Harrison, Oriadha, Fisher and Watson

Co-Sponsors

Date of Introduction October 15, 2024

BILL

1 AN ACT concerning

2 Electric Vehicle Charging Infrastructure in Multifamily and Commercial Developments

3 For the purpose of providing for certain definitions; requiring newly constructed and
4 substantially-renovated multifamily and commercial developments to install the necessary
5 infrastructure to support electric vehicle charging; authorizing DPIE to set permitting guidelines
6 for charging station infrastructure; establishing property owner responsibility for charging station
7 maintenance; and applying electric vehicle charging safety standards to commercial buildings.

8 BY repealing and reenacting with amendments:

9 SUBTITLE 4. BUILDING.

10 Sections 4-270, 4-271, 4-272, 4-273 and 4-274

11 The Prince George's County Code

12 (2023 Edition)

13 BY repealing and reenacting with amendments:

14 SUBTITLE 5. BUSINESSES AND LICENSES.

15 Section 5-2901

16 The Prince George's County Code

17 (2023 Edition)

18 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
19 Maryland, that Sections 4-270, 4-271, 4-272, 4-273 and 4-274 of the Prince George's County
20 Code be and the same are hereby repealed and reenacted with the following amendments:

1 | capable of delivering 7 kilowatts or more of electricity for the purposes of level 2 electric vehicle
2 | charging.]

3 | **(7) Level 3 Alterations** means “Level 3 alterations” as the term is used in the
4 | International Existing Building Code adopted in Subtitle 4 of this County Code.

5 | (b) Scope.

6 | (1) This section applies only to the construction of new dwelling units with a garage,
7 | carport or driveway including:

- 8 | (a) Single Family Detached;
- 9 | (b) Townhouses and Duplexes;
- 10 | (c) Three-family;
- 11 | (d) Two-family; and
- 12 | (e) Conversions of single-family detached dwellings.

13 | (2) This section does not apply to:

- 14 | (a) Manufactured homes (mobile homes) and industrialized dwellings (modular
15 | homes); and
- 16 | (b) New dwelling units that do not have electric utility available.
- 17 | (c) Dwelling units with building permits approved prior to July 1, 2023.

18 | (c) Provision of Level 2 Electric Vehicle Station Ready Outlet, or Dedicated Level 2
19 | Charging Device.

20 | (1) For new dwelling unit construction subject to this section:

21 | (a) A residential dwelling unit with a garage, carport, or driveway shall include a
22 | minimum of one Level 2 Electric Charging Station Ready Outlet, on a dedicated circuit, within
23 | 15 feet of the intended vehicle parking location, that is able to provide Level 2 charging when
24 | appropriate electric vehicle supply equipment is connected; or

25 | (b) A residential dwelling unit with a garage, carport or driveway shall include a
26 | minimum of one Level 2 Charging Device.

27 | (2) Electric Vehicle Charging Station Ready Outlets shall be labeled for their intended
28 | use for electric vehicle charging.]

29 | **Section 4-271. [Electric Charging Stations] EV Parking Required – Single, Two- and**
30 | **Three-family Dwellings.**

31 | (a) DPIE shall implement a review process for permits to install electric vehicle charging

1 stations on properties improved with the following uses:

- 2 (1) Single Family Detached dwelling uses;
- 3 (2) Townhouses and Duplexes;
- 4 (3) Converted structures originally used as a single-family detached dwelling unit; and
- 5 (4) Multi-Family dwellings.

6 (b) Each electric station installed shall meet the standards in the residential electric vehicle
7 charging station permitting guidelines established by DPIE.]

8 (a) Applicability.

9 (1) This section applies only to the construction of new dwelling units with a garage,
10 carport or driveway including:

- 11 (A) Single Family Detached;
- 12 (B) Townhouses and Duplexes;
- 13 (C) Three-family;
- 14 (D) Two-family; and
- 15 (E) Conversions of single-family detached dwellings.

16 (2) This section does not apply to:

- 17 (A) Manufactured homes (mobile homes) and industrialized dwellings (modular
18 homes);
- 19 (B) New dwelling units that do not have electric utility available; and
- 20 (C) Dwelling units with building permits approved prior to July 1, 2023.

21 (b) Required EV Parking Space.

22 (1) A residential dwelling unit subject to this Section shall include a minimum of one
23 EV-Ready parking space or an EVSE-Installed parking space capable of EV Level 2 charging.

24 (2) Each EV parking space shall be provided with a dedicated circuit and be located
25 within fifteen (15) feet of the intended vehicle parking location.

26 **Sec. 4-272. – [Reserved] EV Parking Required – Multifamily Dwellings.**

27 (a) Applicability.

28 (1) This section applies only to new construction and Level 3 alterations of buildings
29 containing four or more dwelling units that have three (3) or more parking spaces.

30 (2) This section does not apply to multifamily building permit applications submitted
31 prior to January 1, 2027.

1 (b) Make Ready Standards – Multifamily Dwellings.

2 Multifamily dwellings subject to this section shall provide sufficient electrical vehicle
3 infrastructure to support:

4 (1) Ten percent (10%) of parking spaces to be EV-Ready Parking Spaces,

5 (2) All EVSE-Installed spaces required under the Zoning Ordinance of Prince
6 George’s County, Maryland.

7 **Sec. 4-273. – [Reserved] EV Parking Required – Commercial Buildings.**

8 (a) Scope.

9 (1) This section applies only to new construction and Level 3 alterations of
10 commercial buildings that have 3 or more off-street parking spaces and located in a development
11 subject to the requirements of Section 27-6305(e) of the County Code.

12 (2) This section does not apply to commercial building permit applications submitted
13 prior to January 1, 2027.

14 (b) Make Ready Standards – Commercial Buildings.

15 Commercial buildings subject to this section shall provide sufficient electric vehicle
16 infrastructure to support:

17 (1) Ten percent (10%) of parking spaces to be EV-Ready Parking Spaces, and

18 (2) All EVSE-Installed spaces required under the Zoning Ordinance of Prince
19 George’s County, Maryland.

20 **Sec. 4-274. - [Reserved] General Requirements.**

21 (a) EV Charging Regulations.

22 DPIE shall implement a review process for permits to install electric vehicle charging
23 stations and publish regulations governing the installation and performance of such charging
24 stations.

25 (b) EV Circuit Labeling

26 Where EV parking is provided, the service panel or subpanel circuit directory shall identify
27 the spaces reserved to support EV charging as “EV-Ready”. The circuit termination point shall
28 also be marked as “EV-Ready”.

29 (c) EVSE Maintenance Standard

30 EVSE shall be maintained in good condition in all respects, including the functioning of
31 equipment, by the property owner.

1 * * * * *
2 SECTION 2. BE IT ENACTED by the County Council of Prince George's County,
3 Maryland, that Section 5-2901 of the Prince George's County Code be and the same are hereby
4 repealed and reenacted with the following amendments:

5 **SUBTITLE 5. BUSINESSES AND LICENSES.**

6 **DIVISION 29. ELECTRIC VEHICLES.**

7 **SUBDIVISION 1. ELECTRIC VEHICLE CHARGING STATIONS.**

8 **Sec. 5-2901. Intent.**

9 It is the intent of this Act to regulate electric vehicle charging station safety for persons
10 using this important environmentally sustainable energy option. Owners of electric vehicle
11 charging stations shall be subject to the requirements set forth in this Subdivision. This Act
12 applies to public and private parking garages and parking lots on multifamily and non-residential
13 properties in Prince George's County as defined herein.

14 SECTION 3. BE IT FURTHER ENACTED that the provisions of this Act are hereby
15 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
16 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
17 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
18 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
19 Act, since the same would have been enacted without the incorporation in this Act of any such
20 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
21 or section.

22 SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect on forty-five (45)
23 calendar days after it becomes law.

Adopted this 19th day of November, 2024.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: Jolene Ivey
Jolene Ivey
Chair

ATTEST:

Donna J. Brown
Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

* * * * *

THE COUNTY EXECUTIVE HAVING FAILED TO RETURN THIS BILL WITH EITHER HER APPROVAL OR VETO WITHIN TEN (10) DAYS AFTER THE DATE OF ITS PRESENTATION TO HER, THIS BILL BECAME LAW ON DECEMBER 20, 2024.