ASSEMBLY ENVIRONMENT AND SOLID WASTE COMMITTEE

STATEMENT TO

ASSEMBLY, No. 1993

STATE OF NEW JERSEY

DATED: FEBRUARY 3, 2020

The Assembly Environment and Solid Waste Committee reports favorably Assembly Bill No. 1993.

This bill would require developers to offer electric vehicle charging stations as an option in new home construction.

Specifically, this bill would require a developer of a residential development of 25 or more dwelling units to offer to install an electric vehicle charging station at a dwelling unit when a prospective owner enters into negotiations with the developer to purchase a dwelling unit. In order to inform prospective buyers of this option, a developer would be required to disclose in any advertising: that a prospective owner may have an electric vehicle charging station installed at any dwelling unit; the total cost of installing an electric vehicle charging station that will be charged to the owner by the developer; general information on the environmental benefits and the potential energy cost savings, general information on the environmental benefits of, and potential energy cost savings associated with, electric vehicle usage; and information concerning any applicable credits, rebates, or other incentives that may be available for the installation of an electric vehicle charging station.

Under the bill, if a prospective owner agrees to have an electric vehicle charging station installed, then the developer would be required to install an electric vehicle charging station at that dwelling unit.

The bill provides that if the dwelling unit is located in a residential development in which a homeowner or other owner or membership association will be responsible for the maintenance, repair, or replacement of the dwelling unit or other area in which an electric vehicle charging station is installed, and the association incurs any additional cost or expense resulting from the installation of an electric vehicle charging station, such as the additional cost to remove and reinstall the equipment in the course of maintenance, repair, or replacement, then the association would have the right to: (1) impose and collect the additional cost or expense from the owner of the dwelling unit, in the same manner as any other common expense or fee of the development; (2) access the dwelling unit as may be reasonably required to perform such maintenance, repair, or replacement; and (3)

record a declaration or similar instrument, in the same manner as a deed, with the county clerk for the purpose of advising current and prospective owners of the dwelling unit that they may be responsible for the associated additional costs and expenses.

The bill would apply to any dwelling unit for which a construction permit is issued on or after the 90th day following the date of enactment of the bill into law.

This bill was pre-filed for introduction in the 2020-2021 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.