



r/Rochester • 4 days ago
Annual-Demand-7434



Consumer Alert: New York mandates EV charging stations in new construction

News

ROCHESTER, N.Y. —

As sales of electric vehicles are slowing, New York is putting charging stations on the fast track with newly-passed legislation that requires new commercial properties, private homes, and apartment complexes to have electric vehicle charging stations or electric-vehicle ready parking places.

“When you’re in a multi-unit housing development, and you don’t have a way to easily charge the vehicle because you don’t have your own level-2 charger, it can be very challenging. So I think it’s a good idea to try to get more people who live in an urban area to have access to charging,” said Karl Brauer, executive analyst at www.ISeeCars.com. “That said, it’s going to add a lot of cost to the construction of buildings. Having on-site charges is not cheap.”

One-to-three family homes with off street parking, like a driveway, must have at least one EV ready parking space. Multi-family homes and commercial buildings must also have level-2 charging stations as well as EV ready spaces.

This bill comes just as prices in the EV market plummet 27% or more in some cases. According to experts with ISeeCars.com, the price of used EVs has fallen so dramatically, the average price of used electric vehicles is now less than used gas-powered cars.

Brauer outlined the arguments for and against the bill just passed in New York. Folks who say they wouldn’t consider an electric car most often say it’s because there aren’t enough charging stations. This bill seeks to address that. But Republicans argue this will make home construction more expensive in New York.

“If it’s cold out that slows down the charging. If your car is already above 50 or 60 percent, that slows things down so I always feel like I want people to have the understanding that if they think they’re going to have a 20-minute charging experience consistently, because that’s what they see in all the ads and all the touting by the charging companies, that’s not realistic,” Brauer said.

If you’re in the market for a used electric vehicle, Brauer says you have to consider whether electric fits your lifestyle before you jump.

A.I. assisted with the formatting of this story.



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TheOmni • 4d ago

Number one reason I won't get an electric vehicle is because I live in an apartment and don't have access to overnight at home charging. So it would definitely be nice to have more apartments making that an available option.

50 Reply

FlourCity • 4d ago



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start_select • 3d ago

That old construction is the bigger problem. A charger is only cheap if your electrical can handle it.

My house was built in 1930 and doesn't even have electric hookups outside or in the garage. I have lived in multiple houses in Rochester that only had old 15A mains.

It's not going to be cheap if you need new electric run for everything from the mains up to the charging port.

↑ 4 ↓ 🗨 Reply ...

Niko__Bellic • 4d ago



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TITLE OF BILL:

An act to amend the executive law, in relation to requiring new construction that includes dedicated off-street parking to provide electric vehicle charging stations and electric vehicle ready parking spaces

PURPOSE OR GENERAL IDEA OF BILL:

Requires electric vehicle charging stations and electric vehicle ready parking spaces in certain new buildings.

SUMMARY OF SPECIFIC PROVISIONS:

Section 1 of the bill amends section 378 of the executive law by adding subdivision 17-a. **Standards require that new construction with dedicated off-street parking involving a garage, driveway, parking lot or other off-street parking have electric vehicle charging stations or electric vehicle ready parking spaces.**

The provisions are as follows:

- One- to three-family homes with off-street parking must have at least one electric vehicle ready parking space for each dwelling unit, up to the total number of spaces.
- Multi-family homes with off-street parking must have 100% of spaces be at least EV ready, with at least 20% of spaces equipped with a level 2 charging station.
- Commercial buildings with between one and ten parking spaces must have at least one space that is EV ready or equipped with a level 2 charging station or a direct current fast charger.
- Commercial buildings with more than ten parking spaces must have at least 20% of spaces be EV ready, which shall include at least 10% of spaces equipped with a Level 2 charging station or a direct current fast charging station.
- Commercial buildings may opt to substitute one direct current fast charging station for 10 required Level 2 charging stations or EV ready spaces.
- Requirements for installation of EV ready spaces or charging stations may be met by installing multiple EV ready spaces or charging stations on a single branch circuit when used in conjunction with an electric vehicle energy management system.
- Building owners may apply for a waiver if they can demonstrate that the provisions present an undue hardship due to limitations of the local utility provider, or that the geographic location of the Site is such that compliance would result in a significant burden on the owner.
- Clear and prominent signage denoting availability and location of charging stations or EV ready spaces is required.
- Municipalities are not preempted from enactment stricter requirements. Section 2 establishes an effective date of April 1, 2024.

JUSTIFICATION:

The presence of electric vehicle (EV) charging stations and parking spaces in a community is associated with greater use of EVs. However, the rate of adoption of EV parking spaces has been slow, mirrored by the slow adoption of EVs themselves. In 2021, New York State took steps to address to slow adoption of EVs by mandating new vehicles in the state be all-electric by 2035. For the adoption of this policy to be successful, the installation of the hardware needed to support a large number of EVs on the road should be a priority of the state. Accordingly, this bill seeks to align New York's construction and building code policy with the goals of the state expressed in the Climate Leadership and Community Protection Act as well as the 2021 EV sales mandate by mandating the installation of EV infrastructure in certain instances during new construction.

PRIOR LEGISLATIVE HISTORY:

2021-22: S7406c/A3179d - Passed Senate

FISCAL IMPLICATIONS:

To be determined

EFFECTIVE DATE: This act shall take effect April 1, 2024

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“Electric vehicle ready parking space” is defined as not less than 208/240V. They don't actually have to install chargers, just have the electrical ready for it.

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mm_mk • 4d ago

I might be an idiot here .. 378 section 17 seems like it refers to buildings that are classified as assembly group a or mercantile group m occupancies. It talks mostly about diaper changing stations and signage.... So that's confusing why this would add a isn't recognize what it's talking about..

But if that really is correct I guess it would make this apply just to those types of spaces, which I'm guessing most residential homes aren't?

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151 upvotes · 42 comments tyrryt • 3d ago

This is a welcomed development. NYS is sorely lacking in the number of regulations, rules, and taxes. This measure will go a long way towards fixing the major problems the state is currently facing, and will probably reverse the exodus of residents going to all those shitty states. California Fast Charging Networks - Advice

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r/electricvehicles ThereIsOnlyTri • 3d ago

Charging in an EV and handicap duo spot I don't have strong feelings about this either way because there's a lot of "optional" things that new builders require (line sprinklers) but I have wanted an EV for so GD long and they're still so expensive.

Sales have plummeted because they cost too damn much and everything else has gone up in price, so much a giant car payment isn't feasible. I'm confused how "the government" is anticipating a massive takeover of EVs when people cannot afford them.

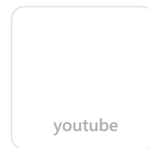
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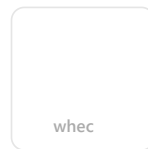
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ConnertheCat • 3d ago

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