

Second Regular Session
Seventy-first General Assembly
STATE OF COLORADO

INTRODUCED

LLS NO. 18-0601.01 Duane Gall x4335

HOUSE BILL 18-1107

HOUSE SPONSORSHIP

Weissman,

SENATE SPONSORSHIP

Priola,

House Committees
Transportation & Energy

Senate Committees

A BILL FOR AN ACT

101 CONCERNING A REQUIREMENT THAT BUILDERS OF NEW RESIDENCES
102 OFFER BUYERS THE OPTION TO ACCOMMODATE ELECTRIC
103 VEHICLE CHARGING SYSTEMS.

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)

Under existing law, builders must offer a "solar prewire" option to purchasers of certain newly constructed residences. The bill applies a similar requirement to facilitate the installation of electric vehicle charging systems by purchasers of new residences, both in traditional detached, single-family homes and also in buildings that contain

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
Capital letters or bold & italic numbers indicate new material to be added to existing statute.
Dashes through the words indicate deletions from existing statute.

owner-occupied condominium units.

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, **add** 38-35.7-106.5
3 as follows:

4 **38-35.7-106.5. Electric vehicle charging prewire option -**
5 **definitions.** (1) (a) EVERY PERSON THAT BUILDS A NEW RESIDENCE FOR
6 WHICH A BUYER IS UNDER CONTRACT SHALL OFFER THE BUYER THE
7 OPPORTUNITY TO HAVE THE RESIDENCE'S ELECTRICAL SYSTEM INCLUDE
8 ONE OF THE FOLLOWING:

9 (I) AN ELECTRIC VEHICLE CHARGING SYSTEM;

10 (II) UPGRADES OF WIRING PLANNED BY THE BUILDER TO
11 ACCOMMODATE FUTURE INSTALLATION OF SUCH A SYSTEM; OR

12 (III) A CHASE OR CONDUIT, OR BOTH, CONSTRUCTED TO ALLOW
13 EASE OF FUTURE INSTALLATION OF THE NECESSARY WIRING FOR SUCH A
14 SYSTEM.

15 (b) THE OFFER REQUIRED BY SUBSECTION (1)(a) OF THIS SECTION
16 SHALL BE MADE IN ACCORDANCE WITH THE BUILDER'S CONSTRUCTION
17 SCHEDULE FOR THE RESIDENCE. IN THE CASE OF PREFABRICATED OR
18 MANUFACTURED HOMES, "CONSTRUCTION SCHEDULE" INCLUDES THE
19 SCHEDULE FOR COMPLETION OF PREFABRICATED WALLS OR OTHER
20 SUBASSEMBLIES.

21 (2) NOTHING IN THIS SECTION PRECLUDES A PERSON THAT BUILDS
22 A NEW RESIDENCE FROM:

23 (a) SUBJECTING ELECTRIC VEHICLE CHARGING SYSTEM UPGRADES
24 TO THE SAME TERMS AND CONDITIONS AS OTHER UPGRADES, INCLUDING
25 CHARGES RELATED TO UPGRADES, DEPOSITS REQUIRED FOR UPGRADES,

1 DEADLINES, AND CONSTRUCTION TIMELINES;

2 (b) SELECTING THE CONTRACTORS THAT WILL COMPLETE THE
3 INSTALLATION OF ELECTRIC VEHICLE CHARGING SYSTEM UPGRADES;

4 (c) STIPULATING IN THE PURCHASE AGREEMENT OR SALES
5 CONTRACT THAT ELECTRIC VEHICLE CHARGING SYSTEM UPGRADES ARE
6 BASED ON TECHNOLOGY AVAILABLE AT THE TIME OF INSTALLATION AND
7 SUCH UPGRADES MIGHT NOT SUPPORT ALL ELECTRIC VEHICLE CHARGING
8 SYSTEMS OR SYSTEMS INSTALLED AT A FUTURE DATE, AND THAT THE
9 PERSON THAT BUILDS A NEW RESIDENCE IS NOT LIABLE FOR ANY
10 ADDITIONAL UPGRADES, RETROFITS, OR OTHER ALTERATIONS TO THE
11 RESIDENCE THAT MAY BE NECESSARY TO ACCOMMODATE AN ELECTRIC
12 VEHICLE CHARGING SYSTEM INSTALLED AT A FUTURE DATE.

13 (3) AS USED IN THIS SECTION:

14 (a) "ELECTRIC VEHICLE CHARGING SYSTEM" OR "SYSTEM" MEANS:

15 (I) AN ELECTRIC VEHICLE CHARGING SYSTEM AS DEFINED IN
16 SECTION 38-12-601 (6)(a) WITH A POWER CAPACITY OF AT LEAST 6.2
17 KILOWATTS; OR

18 (II) AN INDUCTIVE RESIDENTIAL CHARGING SYSTEM FOR
19 BATTERY-POWERED ELECTRIC VEHICLES THAT COMPLIES WITH APPLICABLE
20 INDUSTRY STANDARDS.

21 (b) "RESIDENCE" MEANS A SINGLE-FAMILY, OWNER-OCCUPIED
22 DWELLING, WHETHER DETACHED OR A CONDOMINIUM UNIT, AS DESCRIBED
23 IN SECTION 38-33-103 (1).

24 (4) THIS SECTION APPLIES TO CONTRACTS ENTERED INTO ON OR
25 AFTER THE EFFECTIVE DATE OF THIS SECTION TO PURCHASE NEW
26 RESIDENCES BUILT ON OR AFTER THE EFFECTIVE DATE OF THIS SECTION;
27 EXCEPT THAT THIS SECTION DOES NOT APPLY TO UNOCCUPIED HOMES

1 SERVING AS SALES INVENTORY OR MODEL HOMES.

2 **SECTION 2. Act subject to petition - effective date.** This act
3 takes effect at 12:01 a.m. on the day following the expiration of the
4 ninety-day period after final adjournment of the general assembly (August
5 8, 2018, if adjournment sine die is on May 9, 2018); except that, if a
6 referendum petition is filed pursuant to section 1 (3) of article V of the
7 state constitution against this act or an item, section, or part of this act
8 within such period, then the act, item, section, or part will not take effect
9 unless approved by the people at the general election to be held in
10 November 2018 and, in such case, will take effect on the date of the
11 official declaration of the vote thereon by the governor.