

SB3051



102ND GENERAL ASSEMBLY

State of Illinois

2021 and 2022

SB3051

Introduced 1/5/2022, by Sen. Laura Fine

SYNOPSIS AS INTRODUCED:

New Act

Creates the In-home Electric Vehicle Charging Infrastructure Act. Provides that if the construction of one or more new housing units or major renovations will include at least one garage, carport, or driveway for each housing unit, the builder or the builder's agent shall provide each buyer, prospective buyer, or homeowner with the option to include either an electric vehicle charging station capable of at least level 2 charging or equipment to support the later addition of a such a charging station in or on the garage, carport, or driveway. Requires a builder to give a buyer or homeowner notice of this requirement along with information on available rebate programs for installing an electric charging station. Requires the buyer or homeowner to provide notice of receipt. Provides a private right of action for persons aggrieved by a violation of the Act. Effective July 1, 2022.

LRB102 23380 RAM 32548 b

A BILL FOR

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the
5 In-home Electric Vehicle Charging Infrastructure Act.

6 Section 5. Definitions. In this Act:

7 "Electric vehicle" means a vehicle that is exclusively
8 powered by and refueled by electricity, must be plugged in to
9 charge, and is licensed to drive on public roadways.

10 "Electric vehicle charging station" means a station that
11 delivers electricity from a source outside an electric vehicle
12 into one or more electric vehicles.

13 "Level 2 charging" means that the charging capability of
14 the electric vehicle charging station:

15 (1) includes the ability to charge a battery or any
16 other energy storage device in an electric vehicle through
17 mean means of an alternating current electrical service
18 with a minimum of 208 volts; and

19 (2) meets applicable industry safety standards.

20 "Major renovation" means a project with a construction
21 budget that equals 40% or more of the building's current
22 replacement cost.

1 Section 10. In-home electric vehicle charging.

2 (a) If the construction of one or more new housing units or
3 major renovation will include at least one garage, carport, or
4 driveway for each housing unit, the builder or the builder's
5 agent shall provide each buyer, prospective buyer, or
6 homeowner with the option to include in or on the garage,
7 carport, or driveway:

8 (1) an electric vehicle charging station capable of
9 providing at least level 2 charging; or

10 (2) a dedicated electric line of sufficient voltage to
11 support the later addition of an electric vehicle of an
12 electric vehicle charging station capable of providing at
13 least level 2 charging.

14 (b) The requirement in subsection (a) applies only to the
15 construction of new housing units or major renovation of
16 existing housing units in either single-family detached homes
17 or townhouse units.

18 (c) The builder or builder's agent shall give to each
19 buyer, prospective buyer, or homeowner:

20 (1) notice of the options listed in subsection (a);
21 and

22 (2) specific information about any available rebate
23 programs related to the purchase or installation of an
24 electric vehicle charging station.

25 (d) The buyer, prospective buyer, or homeowner shall
26 provide a physical or electronic signature indicating that the

1 buyer, prospective buyer, or homeowner has received the
2 options and information listed in subsection (c)

3 Section 15. Enforcement. A buyer, prospective buyer, or
4 homeowner aggrieved by a violation of this Act may bring an
5 action in the circuit court of the county in which the housing
6 unit is located to recover actual damages or \$1,000, whichever
7 is greater. The court shall award reasonable attorney's fees
8 to a prevailing plaintiff. The court may, in its discretion,
9 award punitive damages and any other equitable relief it deems
10 appropriate. Any action arising under this Act shall be
11 commenced within 2 years after the date of the alleged
12 violation.

13 Section 20. Applicability. This Act only applies
14 prospectively and may not be applied or interpreted to have
15 any effect on or application to any new construction or major
16 renovation for which a building permit is issued before the
17 effective date of this Act.

18 Section 99. Effective date. This Act takes effect July 1,
19 2022.