

Summary of AB 1236 (Chiu, 2015) and AB 970 (McCarty, 2021) Requirements



EVCS Permit Streamlining Overview

AB 1236 (Chiu, 2015), codified in Government Code Section 65850.7, mandates that all California cities and counties, including charter cities, adopt an expedited permitting process for Electric Vehicle Charging Stations (EVCS). This law accelerates charging infrastructure deployment supporting zero-emission vehicles, improving air quality, reducing greenhouse gas emissions, and driving local economic benefits.

Under AB 1236 (Chiu, 2015), cities and counties must adopt an ordinance and checklist to streamline EVCS permitting. The [EVCS Streamlining Map](#), and the [Permitting Electric Vehicle Charging Stations Scorecard](#) track compliance.

AB 1236 Scoring Criteria:

1. Streamlining Ordinance for Expedited EVCS Permit Process
2. Permitting Checklists Online for L2 & Direct Current Fast Charging (DCFC)
3. Administrative Approval of EVCS
4. Approval Limited to Health & Safety Review
5. Electronic Signatures Accepted
6. EVCS Not Subject to Association Approval
7. One Complete Deficiency Notice if Application is Incomplete

Electric Vehicle Charging Station Permit Streamlining

AB 970 (McCarty, 2021), codified in Government Code Section 65850.71, builds on California's existing permit streamlining law, AB 1236. Jurisdictions are required by AB 1236 to limit EVCS project review to health and safety requirements. AB 970 adds specific binding timelines to that review period based on the size of the project and clarifies parking requirements (see below).

To meet the AB 970 timelines and AB 1236 requirements, the city or county should provide one complete set of comments detailing all application deficiencies, which the applicant should address in a streamlined and complete manner through modifications to the existing application. To avoid the need for corrections, project applicants should communicate with local permitting jurisdictions to ensure application compliance with building, electrical, accessibility, and any health and safety requirements.



Permit Streamlining Law Applicability

AB 1236 and AB 970 apply to all charging station installations, including: Level 1, Level 2, and Direct Current (DC) Fast Charging; public and private charging stations; light-, medium-, and heavy-duty electric vehicle charging stations; and stations that are installed as the accessory or primary use of a site. AB 1236 and AB 970 likewise apply to essential components and infrastructure necessary for charging station function.

All cities and counties in California, including charter cities, must comply with AB 1236 and AB 970. AB 970 took effect on January 1, 2022, for jurisdictions with populations of 200,000 or more. For jurisdictions with fewer than 200,000 residents, the requirements took effect January 1, 2023.



EVCS Permit Application Timelines

EVCS permit applications follow strict timelines under AB 1236 and AB 970:

1-25 station project at a single site: Deemed complete after 5 business days unless the city or county issues a written deficiency notice detailing required changes or missing health and safety information. If the city or county has not yet created its checklist, the deficiency notice will be limited to health and safety compliance with local, state, and federal law.

If not already approved or denied pursuant to the requirements of AB 1236 (Section 65850.7(b) or (c), respectively), the application will be deemed approved 20 business days after it was deemed complete if the city or county has not made a finding, based on substantial evidence, that the EVCS could have a specific adverse impact upon the public health or safety; the city or county has not required the applicant to apply for a use permit as specified in Section 65850.7(b); and an appeal has not been made to the planning commission pursuant to Section 65850.7(d).

26 or more stations at a single site: The process described above is the same for applications including 26 or more EVCS at a site, except that an EVCS application will be deemed complete after 10 business days and will be deemed approved 40 business days after deemed complete.

For all legal requirements and appropriate city/county permitting considerations, please refer to AB 1236 and AB 970.



Electric Vehicle Charging Station Permit Streamlining

Parking Requirements

AB 970 clarifies that cities and counties shall reduce the number of required parking spaces by the amount necessary to accommodate the EVCS if the EVCS and associated equipment interfere with, reduce, eliminate, or in any way impact the required parking spaces for existing uses.



Connecting to the Grid & Operation

Utility approval to begin the grid connection process is a separate and distinct approval process from the city and county EVCS permitting process. Project applicants should involve their local utility early in the planning process to understand the timeline for interconnection and delineation of responsibilities, which vary by utility territory. Before a station can be used, it must pass final inspection(s) by the local permitting jurisdiction and utility. The local jurisdiction and utility processes should be coordinated to mitigate delays, reduce inspections, and expedite site energization and commissioning.



EVCS Permitting Resources

For resources on how to become a streamlined jurisdiction, refer to [Permitting Electric Vehicle Charging Stations: Best Practices](#). The [Electric Vehicle Charging Station Permitting Guidebook](#) covers planning and site selection, permitting, accessibility, grid interconnection, and construction, commissioning and operation procedures, and best practices.



Related Relevant Laws

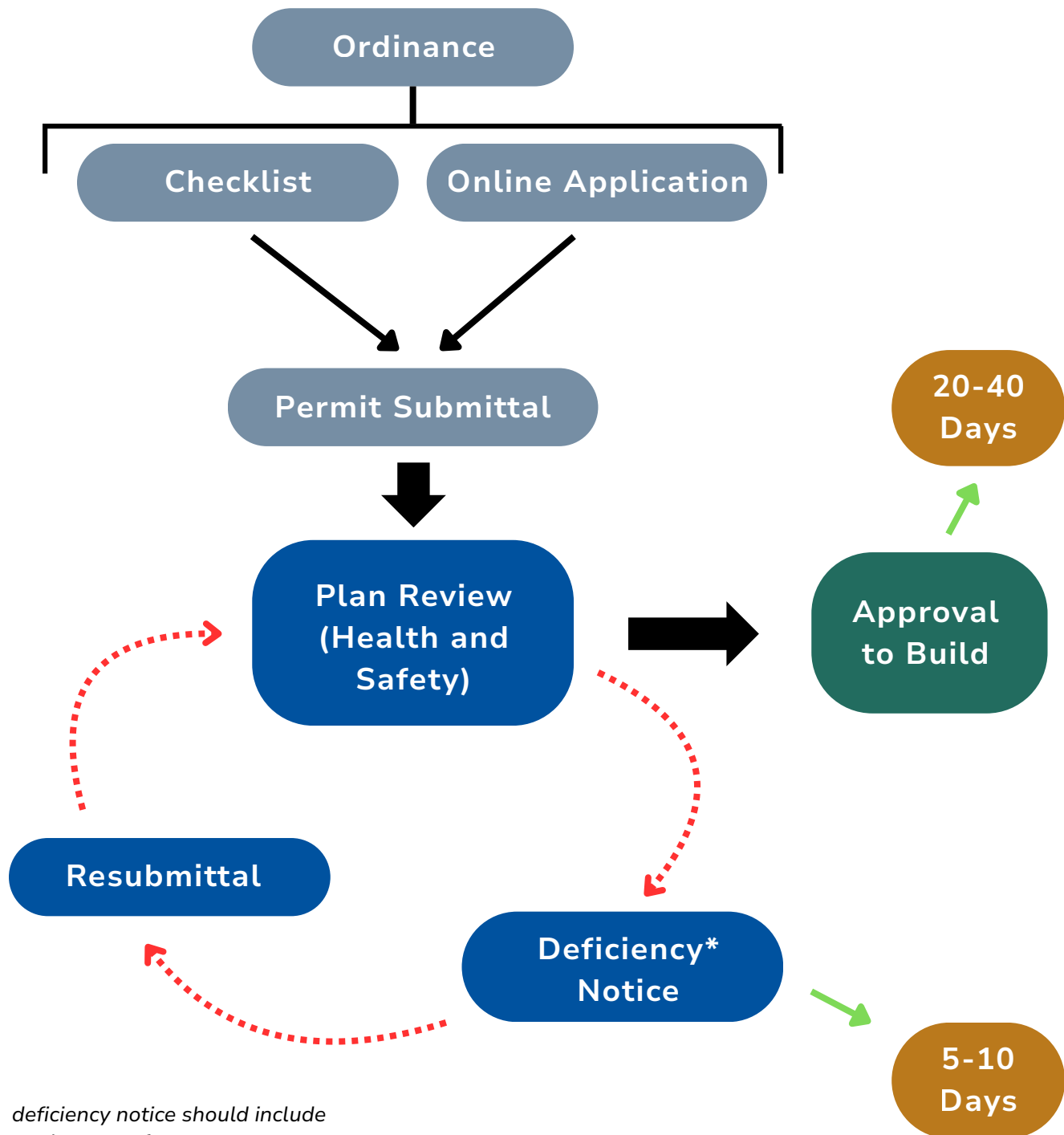
[AB 1100 \(Kamlager-Dove, 2019\)](#), codified in Vehicle Code Section 22511.2: charging spaces count as at least one standard parking space for complying with minimum parking requirements. Accessible charging spaces with an access aisle count as at least two standard parking spaces.

Civil Code Section 4745: limits a homeowner association's ability to prohibit or restrict the installation of an EVCS by a member.

Civil Code Section 1947.6 (residential) and Civil Code Section 1952.7 (commercial): tenants have the right to install EVCS and landlords must grant permission under specified circumstances.



EVCS Permit Process and Timeline



**The deficiency notice should include one complete set of comments.*

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