

## Assembly Bill 2565: Installing EVCS on Rental Properties

### Overview

It is the policy of the state of California to promote, encourage, and remove obstacles to the use of electric vehicle charging stations (EVCS). [Assembly Bill 2565 \(Muratsuchi, 2014\)](#) added [Section 1947.6](#) (Residential) and [Section 1952.7](#) (Commercial) to the Civil Code, ensuring tenants have the right to install EVCS and landlords must grant permission under specified circumstances. These laws apply to residential and commercial (public, workplace, and depot) charging for light-, medium-, and heavy-duty vehicles.

### Residential Property

For any lease executed, renewed, or extended on and after July 1, 2015, a lessor of a dwelling is required to approve a lessee's written request to install an EVCS at a parking space allotted for the lessee in accordance with specified requirements and with the lessor's approval process for modification to the property.

The lessee's written request must include consent to enter into a written agreement with specified provisions, including payment to the lessor for all costs associated with installing the charging station and its infrastructure before any modifications or improvements are made to the leased property.



# Electric Vehicle Charging Station Permit Streamlining

The lessee is also required to pay, as part of rent, for the costs associated with the electrical usage of the charging station, and any costs for damage, maintenance, repair, removal, and replacement of the charging station, and modifications or improvements made to the property associated with the charging station.

**Section 1947.6.** does not apply to residential rental properties where:

1. Electric vehicle charging stations already exist for lessees in a ratio that is equal to or greater than 10% of the designated parking spaces.
2. Parking is not provided as part of the lease agreement.
3. There are fewer than five parking spaces.
4. The dwelling is subject to a residential rent control ordinance. This exception does not apply to a lease executed, extended, or renewed on and after January 1, 2019
5. The dwelling is subject to both a residential rent control ordinance and an ordinance, adopted on or before January 1, 2018, that requires the lessor to approve a lessee's written request to install an electric vehicle charging station at a parking space allotted to the lessee.

This is not a full restatement of the law. For more comprehensive information on compliance and obligations, review Civil Code **Section 1947.6.**



# Electric Vehicle Charging Station Permit Streamlining

## Commercial Property

For commercial properties, Section 1952.7 makes void and unenforceable any term in a lease (executed, renewed, or extended on or after January 1, 2015) that either prohibits or unreasonably restricts the installation or use of an EVCS in a parking space associated with the commercial property. The section does not apply to:

1. A commercial property where EVCS already exist for use by tenants in a ratio that is equal to or greater than 2 available parking spaces for every 100 parking spaces at the commercial property.
2. A commercial property where there are fewer than 50 parking spaces.

A lessor may create a new parking space where one did not previously exist to facilitate the installation of an EVCS. The lessee is responsible for the costs of: damage to property and the EVCS resulting from its installation, maintenance, repair, removal, or replacement; the maintenance, repair, and replacement of the EVCS; and electricity associated with the EVCS

This is not a full restatement of the law. For more comprehensive information on compliance and obligations, review [Civil Code Section 1952.7](#).



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