Drive Electric MINNESOTA

Multifamily EV-Friendly Building Codes 101

What are multifamily EV-friendly building codes?

Multifamily EV-friendly building codes are regulations that require new construction or major renovation of multifamily buildings to include infrastructure to support electric vehicle (EV) charging. These codes can help to ensure that residents of multi-family housing have access to EV charging as adoption increases.

EV-friendly is an umbrella term used to describe the different levels of required infrastructure in parking spaces, which vary by state but typically fall into one of three categories:

- **EV-capable space**: The parking space has basic infrastructure in place, including conduit and a dedicated panel with electrical capacity to support future Level 2 charger installation.
- **EV-ready space**: The space is fully wired and includes an outlet near the parking spot, making immediate and easy charger installation possible.
- **EVSE-installed space**: The space includes fully installed and operational electric vehicle supply equipment (EVSE).

The number of required EV-capable, EV-ready, or EVSE-installed spaces can be based on factors such as total parking spaces, the number of dwelling units, and the type of building. These requirements are typically set as either a percentage of overall parking spaces or a specific number based on a defined range of overall spaces.

Many states also include unique provisions in their EV-friendly requirements to balance EV charging access with practical, equitable solutions. Examples include:

- **Common-use parking:** California requires multifamily buildings with more than 20 units to install at least one shared EV charger, ensuring access for all residents.[1]
- **Implementation timelines:** New Jersey mandates converting one-third of EV-ready spaces to installed chargers every three years to prevent underutilized infrastructure.[2]
- **Power capacity flexibility:** Illinois lowers reserved capacity requirements per EV-friendly parking space if the development uses an energy load management system, optimizing costs and efficiency.[3]
- **Alternate requirements for affordable housing:** Illinois provides lower requirements and extended deadlines for affordable housing developments.
- **Accessibility:** Washington and New Jersey require a percentage of EV-ready parking spaces to meet standards set by the Americans with Disabilities Act.[4]

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1 Calif., Building Standards Code, Chapter 4, § 4.106.4.2.2 (as revised on January 1, 2023)

2 N. Jer., New Jersey Statutes, Title 40, § 40:55D-66.20 (as effective on July 9, 2021)

3 765 ILCS 1085/15, 103rd General Assembly, Reg. Sess. (Il. 2023)

4 N. Jer., New Jersey Statutes, Title 40, § 40:55D-66.20 (as effective on July 9, 2021); 2022 Revised Code of Washington, Title 19, § 19.27.540(as effective on July 1, 2021)

Benefits of multifamily EV-friendly building codes

Multifamily EV-friendly building codes provide a host of benefits on multiple levels:

- **Statewide**: Help meet climate and transportation electrification goals by ensuring that EV charging infrastructure and access to it expands in line with EV adoption.
- **Communities**: Accelerated transportation electrification reduces emissions, improving air quality and public health while supporting local sustainability efforts.
- **Individuals:** Providing home charging for EV drivers in multifamily dwellings enables them d to benefit from EVs' lower fuel and maintenance costs.
- **Property developers**: Installing EV infrastructure during construction is significantly cheaper than retrofitting.[5]

Multifamily EV-friendly building code example

Construction codes requiring EV charging infrastructure in multifamily buildings are now in place in nine states—California, Colorado, Delaware, Illinois, Maryland, Massachusetts, New Jersey, Oregon, and Washington. All these states rely on such EV-friendly codes to support progress toward their transportation electrification goals. For a comprehensive list of states with EV-friendly building codes and links to their exact statutes, visit EV Charging for All's State By State EV Codes Compendium.

Illinois, like Minnesota, is a Midwestern state with ambitious transportation electrification goals, including a target of reaching one million registered EVs by 2030.[6] As of January 2025, Illinois currently has over 125,000 registered electric vehicles.[7] For the full text of Illinois' multifamily EV-ready building codes, refer to the Illinois Electric Vehicle Charging Act sections 1085/5 through 1085/25.

Minnesota policy makers should consider adopting similar statewide multifamily EV-ready building codes to accelerate EV adoption, support the achievement of Minnesota's transportation electrification goals, and ensure equitable access to EV charging—particularly for residents of multi-unit dwellings, who comprise 28 percent of all households in the state.[8]

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[5] M. Moaz Uddin, "Electric Vehicle-Ready Parking 101," Great Plains Institute, April 6, 2023, https://driveelectricmn.org/electric-vehicle-ready-parking-101/.

[6] Illinois.gov, "Gov. Pritzker Signs Transformative Legislation Establishing Illinois as a National Leader on Climate Action," September 15, 2021, https://www.illinois.gov/news/press-release.23893.html

[7] Electric Vehicle County by County (Electric Vehicles in Illinois; January 15, 2025), https://www.ilsos.gov/departments/vehicles/statistics/electric/2025/electric011525.pdf.

[8] Gabriela Norton, State of the State's Housing 2024 (Minnesota Housing Partnership, 2024), 6, https://mhponline.org/wp-content/uploads/FINAL_SOTS_2024.pdf.