

Right to Charge Laws 101

Right-to-charge laws are an important policy tool that can lower barriers to electrification for individuals living in certain property types, such as multifamily housing or properties governed by homeowners' associations. Drive Electric Minnesota created this fact sheet to explore the benefits of right-to-charge laws and provide examples of how they may be implemented.

What are right-to-charge laws?

Right-to-charge laws are legal provisions that allow residents to install electric vehicle (EV) charging stations in their designated parking spaces and areas, provided they comply with specific conditions and requirements.

While the exact conditions and requirements outlined by right-to-charge laws vary by state, there are several components commonly included:

- **Protection against unreasonable restrictions:** Prevents governing property ownership entities* from outright banning EV charger installations.
- **Reasonable installation conditions:** Allows governing property ownership entities to set or require compliance with certain conditions, including safety, structural, and operational standards.
- **Reasonable denial conditions:** Allows governing property ownership entities to deny EV charger installation requests in certain situations, such as when safety, structural integrity, electrical capacity, or shared spaces would be negatively impacted.
- **Clear cost responsibility:** Establishes the costs for which the tenant installing the charger is responsible. This typically includes installation, maintenance, and electricity costs.
- **Approval process and timelines:** Establishes a clear, time-bound process for requesting and approving charger installations.
- **Defined applicable parking arrangements:** Specifies the types of parking arrangements protections extend to, such as shared or private parking spaces and areas.
- **Removal and restoration:** Defines situations where the removal of the charger and property restoration may be required, such as if the next tenant assuming ownership of the property does not want it.



*Governing property ownership entities are person(s), groups, or organizations with the authority to manage property, assess lots, or act on behalf of property owners. These include homeowners' associations, housing cooperatives, property management companies, and landlords.

Benefits of right-to-charge-laws

Right-to-charge laws are a crucial policy tool for promoting EV adoption and ensuring equitable charging access, especially in multi-unit dwellings, which typically have limited access to such infrastructure.¹ By preventing unreasonable restrictions on charger installation, these laws support consumer choice and reduce barriers to EV ownership. They also enable residents to access lower residential electricity rates through utility programs, making EV charging more affordable. Collectively, these benefits help advance state and local clean transportation and sustainability goals by making EV ownership more convenient and affordable.

Moreover, right-to-charge laws encourage private investment in charging infrastructure, reduce reliance on public charging networks, and alleviate range anxiety for current and potential EV owners.

Economic studies show that EV charging in residential buildings can raise property values by attracting EV owners and prospective environmentally conscious residents. The increased demand for EV charger installation also supports local economies by creating jobs for electricians and contractors involved in their installation and maintenance.²

Overall, clear, fair, and equitable right-to-charge laws help accelerate the transition to cleaner transportation while balancing the rights of tenants governing property ownership entities.

Recommendation for Minnesota

Fourteen states currently have right-to-charge laws. Ten of these states—Florida, Hawaii, Maryland, New Jersey, New York, North Dakota, Oregon, Utah, Virginia, and Washington—only provide protections for property owners, including those in common interest communities like condominiums, cooperatives, and townhouses. Four states—California, Colorado, Connecticut, and Illinois—extend these protections to both property owners and renters.³

Minnesota aims to electrify 20 percent of its light-duty vehicle fleet by 2030. The state should follow Illinois' example in adopting a right-to-charge law that extends these protections to property owners and renters. Right-to-charge laws can be one of the many levers that help Minnesota achieve its ambitious transportation electrification goal while ensuring equitable charging access for all residents, especially those who reside in multi-unit dwellings. For a detailed explanation of Illinois' right-to-charge laws, check out this [fact sheet](#) from the Environmental Defense Fund.⁴

Subscribe to the Drive Electric Minnesota newsletter to receive updates at www.DriveElectricMN.org/#sign-up



¹ Sara Baldwin, Maddie Kane, and Jack Conness, *The State of Electric Vehicle Charging for Multifamily Housing Assessing the Public EV Charging Gap* (Energy Innovation, October 2024), 5-8, <https://energyinnovation.org/wp-content/uploads/The-State-of-Electric-Vehicle-Charging-for-Multifamily-Housing.pdf>.

² Argonne National Lab, "Estimating the economic impact of electric vehicle charging stations," March 16, 2022, <https://www.anl.gov/article/estimating-the-economic-impact-of-electric-vehicle-charging-stations?>.

³ "Right-To-Charge Policies," Plug In America (website), last updated February 2025, <https://pluginamerica.org/policy/right-to-charge-policies/>.

⁴ Environmental Defense Fund, "Illinois Renters & Condo Owners Have a Right to Charge," <https://www.edf.org/sites/default/files/documents/SB40%20Fact%20sheet%20final.pdf>



Facilitated by the Great Plains Institute, Drive Electric Minnesota is a partnership of electric vehicle (EV) champions, including automakers and auto dealers, utilities, charging companies, environmental groups, and state and local government. The coalition paves the way for the deployment of EVs and charging infrastructure through public-private partnerships, financial incentives, education, technical support, and public policy. Visit us at www.DriveElectricMN.org. Contact us at driveelectricmn@gpisd.net.