

TRANSPORTATION ELECTRIFICATION

A guide for multi-unit dwelling property owners, managers, and homeowners' associations.

As major automakers bring a variety of plug-in electric vehicles (EVs) to the market, multi-unit property owners, managers, and homeowners' associations (HOAs) may be approached by tenants about installing charging stations for EVs. If you are not familiar with EVs, it is important to understand that a residence may be the only location where EV drivers can reliably charge their vehicle on a daily basis. Your decision to deploy EV charging may encourage further adoption of EVs by your tenants.

As the main fuel provider for EVs, we are here to help answer your questions. We have the tools and resources to ensure you can offer safe, reliable, and efficient EV charging while minimizing your energy costs. This fact sheet provides an overview of key EV charging options for multi-unit dwellings.



Key questions for you to consider.

As the property owner, manager, or HOA, you are the primary decision maker for EV charging at your multi-unit dwelling. Since your choices may have a significant impact on your tenants, you may want to understand their charging needs as part of the decision-making process.

To evaluate infrastructure requirements, available deployment options, and any related costs, it is important to work with us and other key stakeholders that will likely play a part in your installation, such as charging equipment vendors, EV charging network service providers, electrical contractors, engineers, architects, and local government agencies responsible for permitting and inspection.

This document will help you consider some of the key information needed to plan your EV charging installation:

1. What type of EV charging should I install?
2. Where should I install EV charging?
3. Who will be responsible for one-time installation and ongoing energy usage costs?

These decisions will have an important impact on the cost of deploying EV charging and should be evaluated together comprehensively as you plan for deployment.

For More Information
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TRANSPORTATION ELECTRIFICATION

1. EV Charging Options

You have options when selecting the type of charging your tenants will use for their EVs, including outlets and charging stations. You also need to consider the number of charge ports as discussed below.

Standard 120-volt outlets are a low cost solution and may provide a full charge overnight, simply by using the cord set provided by the EV manufacturer.

Charging stations come in several variations (including 120 or 240 volts) and may include payment capability. Some EV drivers, especially those with long commutes, may prefer the “faster” charging provided by a 240-volt station to replenish their battery.

Charge ports refer to the number of connections available at a given site. Certain stations may have multiple ports to charge several EVs at a time or in sequence and may serve more than one parking space. Opinions will likely vary on how many charge ports you need to deploy, but here are a few elements to consider:

- Anecdotal evidence suggests that deploying EV charging tends to spur EV adoption. You may want to plan a flexible and scalable deployment. A survey of your tenants regarding current and planned EV ownership may help.
- Trenching, when required, is usually the single largest installation cost. You may want to give yourself some flexibility and deploy more conduits and wiring for future use, especially if you need to trench.
- Tenants may not want to move their EV to a different space or even swap charging cords after charging is completed, especially at night, reducing the potential utilization of your charging stations.
- The number of stations in use at a single point of time may have a significant impact on your utility bill. We can help estimate your energy costs. Some of the charging solutions available today have features that can help you avoid billing surprises.



2. EV Charging Location

Multi-unit dwellings may deploy EV charging in three types of locations:

Assigned Parking enables tenants to charge their EVs in their own parking spaces, using an unshared charge point. In this case, the building or an individual tenant may be named as the customer of record (service account holder) and will be responsible for paying the utility bills related to a particular charge point.

TRANSPORTATION ELECTRIFICATION

Dedicated Parking allows multiple tenants with EVs to access a dedicated and, usually, restricted area to charge their vehicle, even though parking spaces are shared (i.e., not assigned) within this area. This setup prevents non-EVs and guests from occupying a charging spot.

Common Area Parking allows for on-site EV charging stations located in common areas and shared among your tenants and guests.

3. Potential Financial Contributions by EV Charging Users

Many solutions are available to manage EV charging costs. Tenants may even be able to pay directly for their own charging and or contribute to the cost.

Hardware and Installation Costs: Any combination of contribution is possible and is entirely up to you and your tenants. For example, the building may pay for infrastructure costs (i.e., conduit, wiring, trenching, etc.) while the tenant pays for the charging station.

Energy Costs: When it comes to sharing energy costs with EV users, you also have a number of options. Tenants with assigned parking spaces and a dedicated charging station may be able to pay us directly (either through their existing account or through a separate EV account). You can also collect fees monthly or per transaction (hourly or per kWh), bill users via the charging station or “offline” (i.e., through means other than an actual charging station), or include EV charging costs in the building operating expenses.

Your options may be limited by the type of parking available to your tenants and the charging stations’ payment capabilities (if any). Also, your deployment approach will likely influence your upfront costs (type of charging station, connection to meter, etc.), so please talk with specialists before making a decision.

	Assigned Parking	Dedicated or Common Area Parking
Charge Port without Payment Capability (120-volt outlets, some charging stations)	<p>Option 1: Tenant pays SCE directly. (requires separate meter)</p> <p>Option 2: Building pays SCE; may bill users offline.</p>	Building pays SCE directly; may bill users offline.
Charge Port with Payment Capability	Users pay fees through charging stations. Building pays SCE.	

TRANSPORTATION ELECTRIFICATION

We're here as your trusted energy provider.

We recognize that EV charging deployment will vary from location to location. Our energy advisors are available to help you develop solutions to meet your unique needs. We can help answer your EV-charging questions, walk you through the proper metering equipment requirements, and explain the different rate options available to you and your tenants. We can also direct you to resources for information on other areas of interest, such as how multifamily sites can earn points under the U.S. Green Building Council's Leadership in Energy and Environmental Design[®] building certification program for installing charging stations or providing preferential parking for EVs.



**For an introduction to EV charging, visit [sce.com/TE](https://www.sce.com/TE).
For additional answers, or to discuss next steps for your site,
contact your **SCE Account Manager** or **1-800-990-7788**.**

Please note that your actual energy costs may vary depending on your electric rate schedule, your energy usage pattern, operating hours, and service voltage. Businesses interested in setting up EV-charging services should understand the legal, regulatory, and other requirements that may be involved. We cannot advise customers on pricing or other aspects of a business establishing EV-charging services.