

ASSEMBLY, No. 2360

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED FEBRUARY 3, 2020

Sponsored by:

Assemblywoman ANNETTE CHAPARRO

District 33 (Hudson)

Assemblyman ROBERT J. KARABINCHAK

District 18 (Middlesex)

Assemblyman GORDON M. JOHNSON

District 37 (Bergen)

Co-Sponsored by:

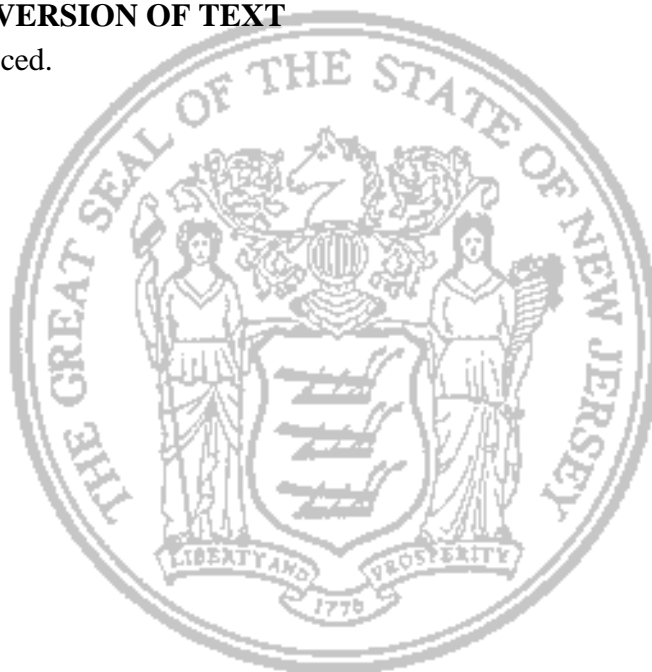
Assemblymen Bergen and Calabrese

SYNOPSIS

Requires electric public utility to charge residential rate for service used for electric vehicle charging by residential unit owners in planned real estate developments.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 12/10/2020)

1 AN ACT concerning certain electric public utility service rates and
2 supplementing Title 48 of the Revised Statutes.

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4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*

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7 1. a. As used in this section:

8 “Designated parking space” means a parking space that is
9 specifically designated for use by a particular residential unit owner,
10 including, but not limited to, a garage, a deeded parking space, and a
11 parking space in a limited common element that is restricted for use by
12 one or more residential unit owners;

13 “Electric public utility” shall have the same meaning as provided
14 in section 3 of P.L.1999, c.23 (C.48:3-51);

15 “Electric vehicle charging station” means a station that is designed
16 in compliance with the State Uniform Construction Code, adopted
17 pursuant to P.L.1975, c.217 (C.52:27D-119 et seq.), that delivers
18 electricity from a source outside an electric vehicle into one or more
19 electric vehicles. An electric vehicle charging station may include
20 several charge points simultaneously connecting several electric
21 vehicles to the station and any related equipment needed to facilitate
22 charging plug-in electric vehicles;

23 “Planned real estate development” or “development” means any
24 real property situated within the State, whether contiguous or not,
25 which consists of or will consist of, separately owned areas,
26 irrespective of form, be it lots, parcels, units, or interest, which are
27 offered or disposed of pursuant to a common promotional plan, and
28 which provide for common or shared elements or interests in real
29 property, including, but not limited to, property subject to the
30 "Condominium Act," P.L.1969, c.257 (C.46:8B-1 et seq.), any form of
31 homeowners' association, housing cooperative, or community trust or
32 other trust device. “Planned real estate development” shall not include
33 or apply to any form of timesharing.

34 “Residential unit owner” means the owner of record of a
35 residential dwelling unit located within a planned real estate
36 development, or, in the case of a cooperative housing corporation, a
37 shareholder of record owning the shares appurtenant to an individual
38 residential dwelling unit. “Residential unit owner” shall not mean the
39 owner of a commercial unit, space, or interest located within a planned
40 real estate development.

41 b. Notwithstanding the provisions of any law, rule, regulation, or
42 order to the contrary, an electric public utility shall charge a residential
43 rate for service delivered to a customer of record if the customer is a
44 residential unit owner within a planned real estate development who
45 uses an electric vehicle charging station at a designated parking space
46 within that development. That customer shall be prohibited from
47 selling electricity in any capacity from the electric vehicle charging
48 station at that designated parking space within that development.

1 2. This act shall take effect immediately, but shall remain
2 inoperative for 60 days following the date of enactment.

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STATEMENT

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7 This bill requires an electric public utility to charge a residential
8 rate for service delivered to a customer of record if that customer is a
9 residential unit owner within a planned real estate development who
10 uses an electric vehicle charging station at a designated parking space
11 within that development. The bill prohibits that customer from
12 selling electricity in any capacity from the electric vehicle charging
13 station at the designated parking space within the development.