

Being Able to Charge your Electric Vehicle in Any Building: **The New Normal**

You might remember the days when housing ads proudly displayed “washer/dryer outlet”. This innovation quickly became a new normal and today, the idea seems amusing; nowadays, what real estate developer could seriously consider building a new home without a dryer outlet? That is exactly how we feel about charging stations for electric vehicles in multi-unit buildings (condominiums and multi-unit residential buildings).

The government of Quebec has indeed decided to ban the sale of new gasoline vehicles in Quebec from 2035, as it is specified in its *Plan pour une économie verte* released in November 2020. This means that the millions of electric vehicles that are gonna be on the roads in a few years will need to be charged every day.

What this *Plan* doesn't plan, paradoxically, is the change in construction standards towards this new normal: that electric vehicles can eventually be plugged and charged in “EV-Ready” multi-unit buildings.

It's simple: all new buildings should now be "EV-Ready" - that is, built in anticipation of the installation of charging stations for electric vehicles.

Changing regulations to compel developers to prepare buildings for EV charging is not complicated. The *Code de la construction* was amended in 2018 to require new single-family homes to be “EV-Ready”. However, this requirement doesn't apply to multi-unit buildings.

This decision is all the more disappointing as it is for multi-unit buildings that the failure to build “EV-Ready” is the most costly afterwards. Preparing a parking space for EV charging during construction costs a few hundreds of dollars, whereas doing so once construction is over can cost up to 50 times more!

Worse yet: In some cases, it may be downright impossible to power a charging station in a building that was not designed to be EV-Ready. Imagine the nightmare of someone being forced to move just to be able to charge their car! What value will his unit then have on the market, considering that all potential buyers would have the same need as him? The shock on the real estate market across Quebec would be drastic, combined with the catastrophic increase in condo fees imposed on co-owners resulting from the

renovation of obsolete infrastructure. Why wait until you get hit hard by a problem you can simply avoid?

Let's put things into perspective. In 2016, there were 12,500 electric vehicles on our roads. There are 100,000 of them today. It is expected that there will be 1,5 million in 2030, or 30% of the Quebec vehicle fleet. This constitutes a massive transformation across Quebec, not just in Montreal. Already, with a range of nearly 400 km, electric cars are finding buyers in all regions, as far as in Abitibi and on the Côte-Nord.

At a time when the planned obsolescence of hundreds of dollar electronics is increasingly criticized, it is inconceivable to build hundreds of thousands of dollar housing units that will soon be out of date. This is a blatant lack of vision and coherence on the part of the government, whose efforts in the electrification of transport will have been useless if a change of course is not made quickly.

We are asking the Quebec government to make the decisions necessary to achieve its vision: to oblige new multi-unit buildings to be "EV-Ready", as of now.

**Regroupement des gestionnaires et copropriétaires du Québec (RGCQ)
Association des Véhicules Électriques du Québec (AVEQ)
Association professionnelle des courtiers immobiliers du Québec (APCIQ)
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