

State Land Use Law Alignment, EV Charging

Presented by Heather Vidlock, Planning Manager
December 15th, 2025



Electric Vehicle Charging System Permits Law (HB 24-1007) **Background**

- Requires local governments to **ensure adequate permitting processes for public EV charging projects**
- Focuses on **Direct Current Fast Charging (DCFC)** or **Level 3** stations
- Most current DCFC projects are **accessory uses** (e.g., Tesla Superchargers), but state anticipates future **primary use** EV charging sites (like EV gas stations)

Electric Vehicle Charging System Permits Law (HB 24-1007) **State Requirements**

Applies to:

- Cities with **10,000+** people
- Counties with **20,000+** people (2020 Census)

By Dec. 31, 2025, jurisdictions must choose one:

- 1. Model Code Adoption** – Use State’s EV Charging Model Code
- 2. Statutory Code Adoption** – Create own objective standards and administrative process
- 3. Retain Existing Standards** – Opt out of changes and rely on an existing process that is already in place

Electric Vehicle Charging System Permits Law (HB 24-1007) **Recommendation & Next Steps**

Recommendation:

- Move forward with Option 2: Statutory Code Adoption
 - Offers more flexibility than the model code in setting EV charging permitting standards
 - Enables staff to tailor regulations to community needs and align with the City's Comprehensive Plan

Next Steps:

- If Council adopts the resolution, staff will return in early 2026 with a draft ordinance to amend the Land Development Code

Key Deadlines

- **March 1, 2026** – Submit compliance report
- **Jan. 31, 2027** – Submit outcomes report (permit timelines & decisions for EV projects received between Dec. 31, 2025 – Dec. 1, 2026)

Recommendation

Staff recommends approval of Resolution 2025-173

