Guidelines and Eligibility

Delaware Electric Vehicle Charging Station Rebate Program: *Multi-Family Dwellings*

Purpose

The Delaware Multi-Family Dwelling Electric Vehicle Charging Station Rebate Program reimburses a portion of the costs of purchasing and installing AC Level 2 charging stations at apartment complexes and condominiums with shared parking facilities. Property owners and property management companies are eligible for this funding opportunity. This program aligns with Delaware's commitment to reducing greenhouse gas emissions, improving air quality, and increasing electric vehicle adoption and transportation equity across the state.

DNREC offers additional rebates for public access, fleet and workplace charging stations, as well as for the purchase of battery-electric and plug-in hybrid vehicles. For more information on these programs, please visit de.gov/cleantransportation. For those interested in single-family residential EV charging rebates, please visit https://energizedelaware.org/residential/residential-electric-vehicles-charging/.

Available Funding

A maximum of $2,000,000 is available beginning May 1, 2026, for the purchase and installation of electric vehicle charging stations within Delaware. This is a reimbursement program, and rebate recipients must fund their own expenses as they are incurred. **To be eligible for funding, applicants must submit an application and receive a pre-approval letter prior to purchasing and installing electric vehicle charging stations.**

Rebates of up to $75,000 per site are available. Applicants may be reimbursed for charging stations at more than one site, but an applicant cannot receive more than $150,000 in total rebates per funding round. Enhanced reimbursement rates are available for properties located in program-designated Priority Areas and for projects that future-proof by preparing electric vehicle-capable parking spaces in addition to electric vehicle charging infrastructure. DNREC reserves the right to modify the funding limits based on program uptake and market demands.

Program Description

Rebates of up to $5,000 per charging port are available to eligible property owners and management companies for the purchase of AC Level 2 electric vehicle charging stations that will be installed at multi-family dwellings in Delaware. Rebates for a portion of installation costs are also available. Eligible locations may be apartments, condominiums, or mixed-residential properties that have at least four (4) units and dedicated off-street parking. Charging stations can be installed for the exclusive use of residents or publicly available for other users on site.

Both existing and new construction multi-family dwellings are eligible for rebate funding. For the purposes of this program, an Existing Multi-Family Dwelling is defined as a property that received a Certificate of Occupancy on or prior to May 1, 2026. New Multi-Family Dwellings are also eligible for rebate funding if the project submits a building permit application prior to April 11, 2027.

Projects that submit a building permit application on or after April 11, 2027, are subject to enforcement of the Regulations for State Energy Conservation Code (Regulation 2101, Title 7 of the Delaware Administrative Code), which requires new multi-family construction to include electric vehicle charging infrastructure as a condition of building permit issuance. As this program does not award rebates for charging stations required under state or local regulations or building codes, projects subject to Regulation 2101 are not eligible for rebate funding.

Enhanced Incentives

Enhanced incentive levels are available for properties in Priority Areas. Priority Areas are mapped as disadvantaged and/or underserved areas where eliminating barriers to electric vehicle adoption is especially important to ensure that clean transportation options are available to all Delawareans. Projects in Priority Areas are eligible for rebates of up to 90% of charging station costs and up to 90% of eligible installation costs.

To qualify for enhanced incentive levels within a Priority Area, the address of the charging station location must be within a census tract identified by the Delaware Department of Transportation as an Equity Focus Area (DelDOT Equity Focus Area 2024) or by the Environmental Protection Agency as an Environmental Justice Area of Exceedance (EPA EJ Screen EJ Index 2024). Priority areas can be verified using the online DNREC Environmental Justice Area Viewer here: https://experience.arcgis.com/experience/dbb99894d4ca4b1c81e675be184cca79/page/EJ-Area-Viewer-v2?views=Layers.

Enhanced incentive levels are also available to future-proof properties. Futureproofing involves installing EV-capable parking spaces with the necessary infrastructure to support future electric vehicle charging stations. This includes ensuring that the electrical panel has sufficient capacity and space for a dedicated branch circuit rated at 40 amperes and 208/240 volts. EV-capable parking spaces must also be equipped with raceways, both underground and surface-mounted, to facilitate future charging station installations. To qualify for the future-proofing enhanced incentive, applicants must install a minimum of four (4) charging stations and must designate at least one (1) additional EV-capable parking space for every two (2) charging stations installed. Properties that meet this requirement are eligible for an additional 5% rebate applied to total project installation costs. Table 1 below lists the rebate amounts for each type of eligible project.

Table 1: Rebate Amounts and Limits

Rebate Amounts and Limits				
Property Type	**Charging Station Rebate** (Max: $5,000 per port)	**Installation Reimbursement**	**Installation Reimbursement with Futureproofing**	**Rebate Limit Per Location**
Multi-Family Dwelling	75% of the cost	75% of eligible costs	80% of eligible costs	$75,000 maximum per site including charging station(s) and installation costs.
Priority Area Multi-Family Dwelling	90% of the cost	85% of eligible costs	90% of eligible costs	

Eligible Costs

Eligible costs under this program include those directly attributable to site design, charger equipment, installation, labor, permitting, site preparation, upgrades for utility connections, signage, and equipment necessary to implement and operate the EVSE. The tables below describe the eligible and ineligible costs available for reimbursement.

Eligible costs not included in the original application submission may be considered, but under no circumstances will a project receive more than the maximum funding amount in the pre-approval letter. Submitted costs will be adjusted downward if ineligible costs are included in the application.

Table 2: Eligible Costs for Multi-Family Dwellings:

Eligible Charging Station Costs Include:	Eligible Installation Costs Include:	Ineligible Costs Include:
• Charging station equipment purchases • Cable management strategy (e.g. coil, retractable, etc.) • Mounting and associated equipment for pedestal or wall • Separate payment module • Warranty* • Networking/Software subscription* • Activation Fees • Shipping/Freight	• Planning and Design • Labor and materials** • EVSE Installation costs • Power Connection • Permitting • Upgrading electrical supply** • Trenching and Repaving** • Ancillary renewable (i.e. solar) or energy storage equipment** • EVSE Parking Space Striping • On-site signage • Protective devices (e.g. bollards and/or curb stops)	• Taxes • Lighting and landscaping • Real estate costs • Any capital costs not directly related to charging station installation • Electricity consumption and demand charges • General post-installation operation and maintenance costs • Internet connection or cell signal
*Limited to 5 years and must be included as a one-time, upfront project cost **As necessary for safe EVSE installation and operation only		

Program Procedures

To be eligible for funding, applicants must submit an application and receive a pre-approval letter prior to purchasing and installing electric vehicle charging stations. Rebates will be issued after the stations have been installed.

The pre-approval application form and detailed instructions can be found online: de.gov/cleantransportation. The application must include a copy of a Delaware Business License and an itemized sales quote for the charging stations. The Application must also include detailed estimates for installation costs. Applicants are encouraged to get more than one quote, though this is not a requirement of the program.

Upon submission, the Division of Climate, Coastal and Energy will review the application for completion and eligibility within 10 business days.

If the application is approved and adequate funding is available, the applicant will

receive a pre-approval letter. The pre-approval letter will include the maximum rebate amount based upon the eligible project costs. Rebates issued to applicants will not exceed the maximum listed in the pre-approval letter.

Applicants have one (1) year from the date of the pre-approval letter to purchase and install the stations. Once the electric vehicle charging stations have been installed, the applicant will submit the final project cost documentation for reimbursement.

Program Limitations

- $2,000,000 in total funding is available on a first-come, first-served basis. Remaining funds will be posted monthly at de.gov/cleantransportation.
- No single entity may receive more than $150,000 for Multi-Family Dwelling projects per funding round.
- Applicants must receive a pre-approval letter from DNREC prior to purchase or installation. Funding may not be used for any purchases or work completed prior to receiving the letter of pre-approval from DNREC.
- All projects must be completed within one (1) year of the pre-approval letter date. Pre-approval may be rescinded, and the funds reallocated if not completed within one (1) year.
- Rebates shall not be awarded for charging stations that are required under federal, state, or local ordinances or building code requirements.
- Single-family homes, townhomes, mobile home parks, and private garages are not eligible for grant funding. For single-family home rebates, please visit: https://ev.energizedelaware.org/programs.

Applicant Eligibility

- Property owners or managers of Delaware-based multi-family dwellings are eligible to apply for this program. Multi-family dwellings include apartment complexes and condominiums with at least (4) residential units at the site location.
- Applicants must have evident ownership of the location identified in the application or evidence that the installation is allowed on the property (i.e., written permission of the owner and/or pertinent language in lease, license agreement, easement, etc.).
- Applicants must be the intended owner of the station(s). Applications from third-party vendors and/or installers will not be accepted.
- Applicants must comply with all applicable federal, state, and local laws, ordinances, regulations, and standards, and with all federal, state, and local

electrical and building codes for electric vehicle charging station installation and operation.

- Applicants must be in good standing with the Delaware Division of Revenue.
- The applicant must certify that they will allow access to, and use of, electric vehicle charging equipment to all residents at the location identified in the application. Applicants are encouraged to make their charging station(s) accessible to visitors and/or the general public, though this is not a program requirement.

EV Charging Station Requirements:

Eligible EV charging stations must meet the following standards:

Physical Specifications

- Equipment must be a hard-wired Level 2 EV charging station and either mounted on a pedestal or wall.
- Must have a charging amperage of 16-80 amps.
- Must use a J1772 connector or a NACS connector, provided it includes an integrated J1772 adapter, ensuring compatibility with EVs produced by multiple manufacturers.
- Must include all cables, connectors, interfaces, documentation for all components, and any other necessary items for full operation.
- Must be qualified to withstand extreme weather conditions, including temperature extremes, flooding, heavy rains, and high winds, and must be protected from malfunctions due to condensation.

Safety & Certification Standards

- Must be certified by the Underwriters Laboratories, Inc. (UL) or equivalent safety standard.
- Must be Energy Star Certified.
- Stations that require users to pay a fee for electricity usage must be NTEP certified. https://www.ncwm.com/ntep-certificates

Operational Requirements

- For charging stations that are equipped to accept payment, the station must enable the payment option for all EV drivers without restrictions based on network membership or subscription (e.g. allow credit card without login).
- All charging stations that require users to pay a fee for electricity usage must comply with Delaware Title 6, Chapter 51, and National Institute of Standards and

Technology (NIST) Handbooks and must display NTEP certification. Only individuals registered under Delaware's Voluntary Serviceperson Program may place a commercial charging device into service. For more information, visit: https://agriculture.delaware.gov/weights-measures/.

- Must be registered with the Department of Energy's Alternative Fuel Data Center. https://afdc.energy.gov/stations

Procurement & Installation

- Must be a new station, not ordered until after the pre-approval letter is issued by DNREC. Stations that are resold, rebuilt, rented, leased, or have new parts installed in existing stations are not eligible.
- Must be installed by a Delaware-licensed electrician.

Site Plan and Parking Standards:

Design & Layout

- Charging station locations must be designed in consultation with a licensed electrical contractor or electrician.
- Parking spaces must have a level and well-maintained surface, with parking striping preferred.
- For each port installed, one parking space must be designated for plug-in electric vehicle use only and marked clearly with visible signage. The applicant must actively enforce this requirement.
- Must comply with applicable ADA requirements and design recommendations for accessible EV charging stations: https://www.access-board.gov/tad/ev/.
- Provide sufficient daytime and nighttime illumination to operate charging equipment.
- Allow vehicles to safely park front-to-back or back-to-front to accommodate charging port variations across different vehicles by providing cords that are long enough. Cords should be a minimum of 18 feet and comply with the National Electric Code (NEC) article 625.
- Be located and designed so that charging cords do not create blockages, tripping hazards, or barriers to pedestrian flow.
- Be designed to prevent physical damage to the charging equipment (e.g., bollards and curbing).
- Be located to prevent water from entering or accumulating within the components during conditions of heavy rain or flooding.