

EPBD and the Obligations for Charging Points in Parking Areas



Since March 11, 2021, **obligations** have applied to **charging points in parking areas** of buildings. These obligations apply to buildings for which an environmental permit is requested for **new construction or major renovation** from that date.

From January 1, 2025, **non-residential buildings with more than 20 parking spaces** must also have **at least 2 charging points**.

1. Which buildings fall under the regulations?

Overview of obligations for charging points in parking areas

	New construction (environmental permit since March 11, 2021)	Major renovation* (environmental permit since March 11, 2021)	Existing buildings (from January 1, 2025)
Residential buildings (residential buildings intended for habitation, such as houses and apartments)	Parking area with 2 or more parking spaces: Charging infrastructure* required for each parking space	Parking area with more than 10 parking spaces: charging infrastructure* required for each parking space	No obligations
Non-residential buildings (retail stores, businesses, agricultural and industrial buildings, etc.)	Parking area with more than 10 parking spaces: - At least 2 charging points - And charging infrastructure for 1 in 4 parking spaces		Parking area with more than 20 parking spaces: At least 2 charging points

* A renovation is considered major if more than 25% of the building envelope is renewed.

* Charging infrastructure includes provisions such as ducts or cable conduits to allow easy installation of charging points later. Wiring or charging points themselves are not mandatory, as long as empty conduits make future expansions possible without demolition or excavation work.

2. When do the obligations not apply?

- For a driveway that serves as an access road rather than a parking area.
- For renovations where the costs of charging installations exceed 7% of the total renovation costs.

3. Enforcement and fines

Failure to comply may result in administrative fines of:

- € 2,000 per missing charging point;
- € 1,000 per parking space without suitable infrastructure for future installation.