

EVERSOURCE



An AVANGRID Company

Connecticut Electric Vehicle Charging Program (EV Lease Program for MUDs)

2023 Participation Guide for Customers

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1.0 Background

Eversource and United Illuminating (UI) are offering the CT Electric Vehicle (EV) Charging Program to incentivize the installation of EV supply equipment (EVSE) charging stations, including:

The CT EV Charging Program (Program) is available for all commercial and industrial Eversource and UI electric service customers who purchase and install qualified EVSE charging stations at facilities including workplace, light-duty fleets, public charging, and multifamily properties with five or more units.

The goal of the Program is to support the development of electric infrastructure and equipment necessary to accommodate an increased deployment of EVs within Connecticut by reducing the upfront costs of building charging stations for light-duty EVs. Through the Program, business entities seeking to install or participate in the installation of Level 2 and/or DCFC chargers can earn incentives that will offset a large portion of the electrical infrastructure and equipment costs associated with EVSE charging stations.

This Participation Guide (Guide) outlines important details of the Program, such as eligibility criteria, enrollment process, project planning, and post-enrollment requirements. The guide will be revised as the Program and/or the application process evolve. Revised versions of this Guide will be posted on eversource.com and uinet.com/EVProgramsForYourBusiness.

Having EV charging at Connecticut businesses can offer many benefits, from convenience to cost savings and emission reductions. Whatever the motivation, the Program team welcomes participation and looks forward to supporting Connecticut businesses.

This Guide is intended to serve as a resource to potential customers in evaluating the Multi-unit Dwelling (MUD) L2 Lease Program as an option for installing EV chargers for use by residents who drive EV's. The governing documents for this Program are the MUD L2 Lease Program Participation Agreement and the applicable Eversource or UI approved MUD L2 EV Lease Tariff. Nothing in this Guide should be considered as a direct or implied offer of services under the Program.

2.0 Definitions

The following definitions apply to this Lease Program:

- **Lease agreement:** A contractual agreement where the lessor (Eversource or UI), who is the owner of the EVSE, allows the lessee (Site Host) to use the EVSE for a specified period in exchange for periodic (monthly) payments.
- **Site Host:** The fee owner or long-term (10 years or longer remaining term) lessee of the Site. Sometimes referred to as "Customer".
- **Site:** Prewiring of electrical infrastructure at a set of parking spaces to facilitate cost-efficient installation of a bank of Level 2 EVSE on a property within Eversource's or UI's electric service territory owned or controlled by the Site Host. A site may include a service panel, junction boxes, conduit, wiring and other components necessary to make a particular location able to accommodate a bank of EVSE. The maximum incentives shall apply to each site. A Site Host may have more than one site at a single property to the extent that each site meets the specific electrical infrastructure criteria as defined.

- **Port:** A J1772 connector, sometimes referred to as “Plug” that can provide power to charge a connected EV regardless of whether other ports at the same site are simultaneously in use.
- **Electric Vehicle Supply Equipment (EVSE):** Level 2 charger. Level 2 requires 208/240-Volt input with J1772 connection. EVSE includes the charger, EV charge cords and plugs, and charge stands.
- **EV Commercial Infrastructure Program:** A Program that provides incentives for the installation of electric infrastructure and EVSE to support the deployment of Level 2 light-duty EV chargers for multifamily properties, public destination locations, workplace, and light-duty fleets in Connecticut.
- **Contractor/Developer:** An entity responsible for designing, constructing, and commissioning an EV charger site installation.
- **Equipment Owner:** The entity that purchases and owns the EV charging equipment once it is installed. For this lease program, either Eversource or UI will be the equipment owner.
- **Customer:** An entity taking service from the utility. Sometimes referred to as a “site host”.
- **Utilities:** For this program, refers to either Eversource and/or United Illuminating (UI).
- **Underserved Communities:** A location that meets one or more of the following criteria:
 - Within a United States census block group, as determined in accordance with the most recent United States census, for which thirty percent or more of the population consists of low-income persons who are not institutionalized and have an income below two hundred percent of the federal poverty level.
 - Includes “distressed municipalities,” “environmental justice communities,” and public housing authorities” as defined in the Connecticut General Statutes.
 - Within a distressed municipality included on the list published by the Department of Economic and Community Development at <https://portal.ct.gov/DEEP/Environmental-Justice/Environmental-Justice-Communities#Map>.
 - A multifamily property under the jurisdiction of the public housing authorities.
 - Eversource customers: Please refer to capacity map [HERE](#) to determine if your location is in an underserved community.
 - UI customers: Please refer to capacity map [HERE](#) to determine if your location is in an underserved community.
- **Baseline Communities:** All locations that do not meet the definition of “Underserved”.

3.0 MUD Level 2 Lease Program Overview and Customer Eligibility

Owners and/or Managers of residential MUD properties (referred to as site hosts) have the option of leasing utility-owned, Level 2 (L2) Electric Vehicle Supply Equipment (EVSE) for a monthly fee. A MUD is defined as a residential building with five (5) or more dwelling units. Eversource and UI will be responsible for the installation, maintenance, and operation of the L2 EVSE. MUD site hosts will execute a lease agreement with Eversource or UI for an initial five-year lease term with an option to buy-out at any time for the depreciated value of the EVSE and any make-ready costs not paid for by incentives. At the end of the initial lease term,

the site host may execute a new 5-year lease at a reduced rate with an option to buy-out at any time for the depreciated value of the EVSE. At the end of the second 5-year lease term, ownership of the EVSE will revert to the site host. If the site host elects not to execute a second 5-year lease, Eversource or UI will remove the EVSE from the site host's property at no cost.

The Program will operate as a lease offering to MUD site hosts who wish to take advantage of Program benefits such as the potential to reduce upfront site host costs and the conveniences of turn-key installation of EVSE at their site. The lease will include the cost of EVSE, installation, operation and maintenance of EVSE installed at site host locations and will be billed to site hosts by Eversource or UI on a monthly basis. Site hosts participating in the Program must apply for Make Ready & EVSE incentives available under the CT EV Charging Program. Eligible incentives will be assigned by the site host to Eversource or UI, or their contractor, to offset costs for the installation and maintenance of the leased EVSE. Eversource and UI will not own any electrical infrastructure or other mechanical or fixed infrastructure (i.e. concrete foundations or pad) installed on the property of site hosts.

The Program is open to all Eversource and UI Commercial customers in Connecticut. Commercial customers (also referred to as non-residential or business customers) must be new or existing Eversource and UI customers of Multi-Unit Dwellings (i.e., multifamily dwellings with 5 or more units on the property). The service address for the customer's electric account must be for a physical address located in Eversource or UI territory

Eversource or UI will provide a turn-key lease program as described below:

- Procure Level 2 EVSE and associated hardware.
- Contract with a third-party contractor to consult with site host, help determine their EVSE needs and develop a site plan with EVSE locations and electrical infrastructure requirements.
- The contractor will assist in filling out incentive application and lease documents with the site host and submit to Eversource or UI for approval.
- Once approved, the contractor will provide construction management, installation and commissioning of the EVSE located at site host location and in accordance with program parameters.
- Eversource or UI will own, operate and maintain the EVSE installed at site host locations for the duration of initial 5-year lease term and the second 5-year lease term (if executed) or until the EVSE is removed or the site host initiates a buy-out of the lease. The EVSE will be served electrically from a new Eversource or UI service and be separately metered. Eversource or UI, or its contractor, will be the customer of record for the new electric service.
- Eversource or UI, or its contractor, will be responsible for paying the monthly electric costs and collect and retain all revenue derived from EV charging at the site host's property.
- Once the EVSE is activated, Eversource or UI will bill the site host on monthly basis for the duration of the initial 5-year lease term, the second 5-year lease term (if executed) or until the site host initiates a buy-out of the lease.

To be eligible for the EVSE Lease Program, a project must satisfy the following criteria:

- **Approved Incentive and Lease Application:** The site host must apply for available EVSE incentives to be accepted into the Program. Eversource or UI will review, evaluate, and approve incentive applications.
- **Eversource or UI Customer:** Eligible customers must be a Commercial electric customer of either Eversource or UI. Service address for customer's electric account must be a physical address located in utility territory. Customer eligibility will be confirmed during the application process based on the utility account number or eligible location for a new, non-residential service.
- **Multifamily Locations:** Site must have a minimum of five residential units.
- **Site Hosts** must sign application attesting to the following:
 - Ownership of the land for the EVSE installation;
 - Possession of a site lease for 10 years or longer, or;
 - Written consent from landowner for the EVSE installation.
- **EVSE Charging Station:** Eversource and UI will install only Level 2 EV chargers qualified and approved for this program. Chargers must be separately metered.
- **Ports per Site:** Site host will have the option of installing 2 or 4 simultaneous charging ports only.
- **Dedicated Parking:** Site Hosts must provide dedicated parking spaces for the number of charging ports installed.
- **Charger Data:** Chargers must be connected to internet via wireless communication or hardwire. All customers who participate in this program must allow Eversource or UI access to charger data remotely in order to implement the Program, analyze usage patterns, and track Program metrics in aggregate.

4.0 Lease Program Terms and Conditions

The terms and conditions of the Program will be established through a Program Participation Agreement ("Lease Agreement") executed between Eversource or UI and the site host . The terms and conditions will outline the roles and responsibilities of Eversource or UI and the site host. The Lease Agreement with site hosts will stipulate that;

- The site host will pay a fixed monthly fee as established by the tariff(s) to Eversource or UI for a term of five years. After the initial term the site host owner may purchase the EVSE from the utility for the depreciated value of all assets or initiate an additional 5-year lease. At the end of the term of the second 5-year lease, ownership of all EVSE will revert to the site host owner.
- The Lease Agreement will stipulate that once all electrical infrastructure or other mechanical or fixed infrastructure (i.e. concrete foundations or pad) are installed on the property of site hosts, the site host will own and become responsible for such assets. Therefore, while the costs of such equipment not covered by Make-Ready or EVSE incentives will be included in the tariff, they are ultimately the responsibility of the site host. The utilities will only own, operate and maintain the EVSE and associated network operating system.
- The agreement will also stipulate that any available EVSE or Make Ready incentives will be assigned to Eversource, UI or its contractor. In addition, any revenues derived from EV charging at the site host location will be retained by Eversource or UI to offset ongoing operation costs such as electricity costs.

- The site host will allow Eversource or UI to install appropriate signage at EVSE locations indicating that the EVSE is owned and operated by Eversource or UI.

5.0 Lease Tariff(s)

Site Hosts may install two or four Level 2 plugs at their location in this program. When these EVSE are installed and activated, Eversource or UI will bill site hosts on a monthly basis for five years. The following table shows monthly rates (Tariff) for two plugs (charger ports) dependent on distance from electrical service and whether the site location is in a baseline or underserved community.

There is an additional tariff if site host opts for two additional plugs (total of four plugs), depending on distance from first two plugs. To determine your total monthly cost, you would combine the tariff for the first two charger ports with the tariff for the two additional charger ports.

For example: EVSE location is in a baseline community in UI territory, and the site host installs 4 plugs. The initial two plugs are 50 feet from the electrical service and the two additional plugs are within 10 feet of the first two chargers. In this example the total monthly charge under the tariff would be \$228.23 (\$113.10+\$115.13).

MONTHLY RATE – BASELINE*		
Two Charger Ports		
Distance From Electric Service	Charge Per Month UI	Charge Per Month Eversource
Within 25 Feet of Charger	\$113.10	\$130.91
Within 50 Feet of Charger	\$113.10	\$130.91
Within 75 Feet of Charger	\$124.40	\$143.69
Two Additional Charger Ports (Incremental Monthly Cost)		
Distance From First Two Plugs	Charge Per Month UI	Charge Per Month Eversource
Within 10 Feet of Charger	\$115.13	\$133.21
Within 20 Feet of Charger	\$175.42	\$188.37
Within 30 Feet of Charger	\$209.27	\$227.88
MONTHLY RATE – UNDERSERVED*		
Two Charger Ports		
Distance From Electric Service	Charge Per Month UI	Charge Per Month Eversource
Within 25 Feet of Charger	\$113.10	\$130.91
Within 50 Feet of Charger	\$113.10	\$130.91
Within 75 Feet of Charger	\$113.10	\$130.91
Two Additional Charger Ports (Incremental Monthly Cost)		

Distance From Electric Service	Charge Per Month UI	Charge Per Month Eversource
Within 10 Feet of Charger	\$113.10	\$130.91
Within 20 Feet of Charger	\$113.10	\$130.91
Within 30 Feet of Charger	\$113.10	\$130.91

* To determine if your site is in a baseline or underserved location, please refer to maps provided by Utilities. Maps can be found for Eversource [HERE](#) and UI [HERE](#).

6.0 Program Process

The following are key steps for a site host to participate in the Lease Program.

- Step 1** ➡ Contact Eversource or UI to initiate a request. Eversource or UI will dispatch its contractor to consult on site design & EVSE specifications.
- Step 2** ➡ Confirm site design, specifications for install and lease details with contractor and complete Make Ready Incentive Application along with Lease Agreement.
- Step 3** ➡ Contractor submits application and agreement to utility for approval.
- Step 4** ➡ When application and lease are approved, site host signs lease agreement and contractor moves forward with install of EVSE. Installation may not begin before Eversource or UI approval of incentives and lease agreement is fully executed and approved.
- Step 5** ➡ When installation is complete, contractor submits final documentation with approval from site host.
- Step 6** ➡ Monthly billing begins the first month following activation of EVSE.

Project Planning

The site host, with assistance from the contractor, is responsible for designing and signing off on an eligible project scope that is appropriate for their site. Elements to consider in consultation with contractor include, but are not limited to the following:

- Determine the ideal location of EVSE with consideration of parking space availability and electrical service installation.
- Determine the number of plugs to be installed.
- Determine appropriate monthly lease tariff.

Site hosts should carefully review all sections of this Guide when defining their project. The contractor identified within this Program will be a useful source of information when planning the project.

Installation

Eversource or UI, through their contractor, will complete the following primary tasks which include, but are not limited to:

- Prepare design and engineering plans necessary to ensure the proposed EVSE load is served by electrical infrastructure that meets or exceeds design and engineering standards and electrical codes;
- Obtain all applicable local, state and federal permits required for installation and operation of the EVSE;
- Ensure that all installation work is completed in compliance with program parameters and all applicable local, state, and federal zoning and code requirements and in accordance with all manufacture specifications as it pertains to:
 - Site preparation;
 - Utility interconnection (as required)
 - Trenching, conduit and cabling, and restoration;
 - Installation of panels, breakers and meter enclosures;
 - Mounting pads and/or hardware;
 - EVSE installation;
 - Network activation and commissioning;
 - Curbing, striping, signage, and safety bollards.
- Ensure that all installation work is completed and EVSE is working properly to the site host's satisfaction. The contractor will obtain written approval from the site host and Eversource or UI that the project is completed to their satisfaction upon project completion.

Installation Verification

Projects may be selected for installation verification which is a post inspection of the final installed scope of work. If the project is selected for installation verification, the Program team will contact the site host to schedule a time to visit the site. An inspector will visit the customer site to confirm project details and complete visual inspection. These brief visits are used to ensure and help maintain the overall quality and integrity of the Program.

Program Make Ready Application & Lease Agreement

A Make Ready Incentive application and Lease Agreement must be submitted when site host has completed planning and before installation. Customers who purchase equipment or installation services before approval of these applications will not be eligible for this lease program.

For Eversource, the application and lease agreement can be found at:

<https://www.eversource.com/content/ct-c/business/save-money-energy/clean-energy-options/business-ev-charging>

For UI, the application and lease agreement can be found at:

uinet.com/EVProgramsForYourBusiness

Customers should carefully review the Make Ready application and Lease Agreement and complete all required inputs with the assistance of the lease program contractor.

Errors or omissions in customers' application may lead to delay or cancellation of the application. Upon identifying any such issues, the Program team will attempt to contact the customer using the information supplied in the application. If Eversource or UI are unable to

reach the customer or the customer does not respond with the information needed to correct the application within 10 business days, the application will be cancelled.

IRS 1099 Reporting

Program rebates are taxable to the entity that receives the benefits of the Program, which is the customer. If the customer releases the rebate to the contractor, the contractor must show a reduction in the invoice. Rebates greater than \$600 (including annual cumulative incentives for different projects) will be reported to the IRS unless proof of tax-exempt status is provided.

Limited Funding

The lease tariffs are dependent on state Make Ready incentives. Incentives under the state program are available on a first-come, first-served basis until allocated funds are depleted and only for measures performed during the term of the Program. The Program may be modified or terminated without notice.

Program Help Desk

Customers can contact Program staff for questions using the contact information below. Please allow two business days for a response to your email or voicemail.

Eversource

Phone: (888) 978-1440

Hours of availability: 8:30am – 5:00pm, Monday – Friday excluding holidays. Email:

EversourceEVSupport@clearesult.com

UI

Phone: (888) 978-1440

Hours of availability: 8:30am – 5:00pm, Monday – Friday excluding holidays.

Email: businesssev@uinet.com.

7.0 Lease Program FAQs

How long is the lease agreement for? Can I terminate the agreement at any time?

Site hosts will execute a lease agreement with Eversource or UI for an initial five-year lease term with an option to buy-out at any time for the depreciated value of the EVSE and any make-ready costs not paid for by incentives. At the end of the initial lease term, the site host may execute a new 5-year lease at a reduced rate with an option to buy-out at any time for the depreciated value of the EVSE. At the end of the second 5-year lease term, ownership of the EVSE will revert to the site host. If the site host elects not to execute a second 5-year lease, the EVSE will be removed from the site host's property at the expense of the utilities.

Do I have to apply for available EVSE incentives and who receives EVSE Make Ready incentives?

This Lease Program assumes site hosts are eligible and apply for available CT EV Charging Program incentives. The site host must apply for incentives and the incentives must be assigned to Eversource, UI or its contractor. The incentives reduce the cost of installation and are factored into the monthly lease fee, essentially lowering the monthly fee paid by the site host.

What is “Make-Ready” Infrastructure?

“Make-Ready” infrastructure includes the electrical infrastructure that supports an EV charging station. This includes service connection upgrades between the local substation and transformer and electric vehicle (EV) supply infrastructure between the meter and service panel.

Who is eligible to participate in this program?

Multifamily property owners/managers who are electric customers of Eversource or UI are eligible. You must be a non-residential customer or be the owner/manager of a multi-unit dwelling (MUD) with 5 or more units in Eversource or UI territory. Customers who lease the property where EV chargers will be installed can still participate in the program, however, the landowner will be required to execute a land rights document (easement).

What work will Eversource and UI manage?

Eversource and UI will be responsible for purchasing, installing and maintaining EVSE for the term of the lease. This includes, but is not limited to purchasing EVSE, completing electrical work including new electrical service, trenching, a transformer, dedicated service meter, panel(s) if deemed necessary, and all conduits and necessary wiring to support the charging stations.

Who owns the equipment?

Eversource or UI own, operate and maintain all EVSE installed at site host locations for the term of the lease. While Eversource or UI, or its contractor is responsible for the installation including electrical work, the site host will own any electrical infrastructure or other mechanical or fixed infrastructure such as concrete foundations or pads installed on the property of site hosts.

What costs am I responsible for?

You are responsible for the monthly fee stated in your lease agreement for the duration of the agreement. Should the distance between electrical service and EVSE installation be beyond the distance outlined in tariffs above, the site host must agree to pay the additional installation costs, if any. Also, any soil contamination found at site and cost of remediation will be the responsibility of the site host.

Are there any additional requirements for participating in program?

Yes. All chargers will be required to be networked to gather usage data. This will require a network connection and an ongoing networking fee, which will be paid by the utility. In some cases, there may be a future requirement to participate in a Managed Charging Program like Demand Response or other custom program where site hosts will be compensated to control when drivers can charge their vehicle.

Can I charge drivers to recoup costs of charging station operations?

The utility has the option to bill drivers for charging station services subject to any applicable laws or regulations. Any EVSE charging revenue at a site location will be used by utility to offset any continuing operation or administration costs associated with the operation of the EVSE.

Can I choose my EVSE equipment and number of plugs to install?

Site hosts will not have the option of choosing their Level 2 charger. The utilities have vetted, qualified, and selected a Level 2 charger appropriate for multi-unit dwellings. The site host does have the choice of installing 2 or 4 plugs for their location.

Do I hire my own contractor to install the charger?

No. The utilities have contracted with a qualified, state-licensed and insured contractor for this lease program. The design and construction must comply with all local, state, and federal electrical standards to be eligible for the program.

How long does the Lease Program process take?

The total estimated timeline for electrification is 3–6 months from the initial step of application submission to the activation of the site (assuming permitting, inspections and the installation of the charging stations are done in a timely manner). Note: any errors or omissions, or any clarifications and/or corrections on the application necessary to confirm eligibility can delay your project beyond this rough timeline.

What happens if I don't want the chargers after 5-year agreement?

If the site host chooses not to renew lease of purchase the chargers after the 5 year initial agreement, the utility will be responsible, at their own cost, to remove the chargers.

How can I get in touch with a program representative if I have a question(s)?

Eversource customers: You can contact a program specialist by emailing

EversourceEVSsupport@clearresult.com.

UI customers: You can contact to a Program representative by emailing

businesssev@uinet.com.

A utility representative will get back to you within 1-2 business days.

Where do I apply?

A request for consultation form can be found in the EV Business section of eversource.com or UI's website uinet.com/ProgramsForYourBusiness.