



## Potential Cost Range of All-Electric Conversion

*Building Electrification Cost Study Published: June 27, 2022*

| <b>STRUCTURAL COSTS</b>  | <b>Low End*</b>  | <b>High End*</b> |
|--|------------------|------------------|
| <b>APPLIANCES</b>  |                  |                  |
| Air/Heating System   | \$4,500          | \$40,000         |
| Range Cooktop  | \$800            | \$6,500          |
| Water Heater   | \$1,000          | \$7,500          |
| Clothes Dryer  | \$1,000          | \$3,000          |
|  |                  |                  |
| <b>SERVICES</b>  |                  |                  |
| Rewiring & New 220 Amp Outlets   | \$3,650          | \$22,000         |
| Construction Access to Electrical  | \$2,000          | \$9,000          |
| Abatement of Asbestos & Lead   | \$4,000          | \$36,000         |
| Replacement Housing During Asbestos Removal & Construction Upgrades            | \$5,000          | \$10,000         |
| Electric Panel Upgrade from 50/100 to 200 amp                                  | \$3,000          | \$15,000         |
| Undergrounding of Lines  | \$3,500          | \$15,000         |
| Replacment of 2 inch pipe with 3 inch pipe to accommodate 200 amp service      | \$5,000          | \$30,000         |
| PG&E Capping-Off Gas Lines   | \$9,500          | \$25,000         |
| Permitting   | \$1,000          | \$5,000          |
| <b>SUBTOTAL APPLIANCES &amp; SERVICES</b>                                      | <b>\$43,950</b>  | <b>\$224,000</b> |
|  |                  |                  |
| <b>ADDITIONAL FACTORS</b>  |                  |                  |
| Solar Panels + Structural Upgrades   | \$25,000         | \$50,000         |
| New Roof   | \$20,000         | \$75,000         |
| Backup Battery   | \$7,500          | \$30,000         |
| Swimming Pool/Spa Conversion**   | \$10,000         | \$35,000         |
| Trigger for Fire Sprinklers  | \$10,000         | \$35,000         |
| Trigger for Sewer Lateral  | \$9,000          | \$30,000         |
|  |                  |                  |
| *Cost of Labor is the Most Significant Unknown Factor                          |                  |                  |
|  |                  |                  |
| ** Conversion to Electric is Discouraged by Pool Companies due to Inefficiency |                  |                  |
| <b>TOTAL STRUCTURAL COST</b>   | <b>\$125,450</b> | <b>\$479,000</b> |

*Sources: Based upon a study conducted by the Santa Clara County Association of REALTORS® (SCCAOR) with estimates from 7 Electrical Contractors in Santa Clara County.*

*The appliances, services, and additional factors are a "menu" of options and range of costs. Some newer homes will require fewer of the options and older homes will require most of the listed services and additional factors.*

## Potential Cost Range of All-Electric Conversion

*Building Electrification Cost Study Published: August 31, 2021*

| <b>STRUCTURAL COSTS</b>   | <b>Low End*</b>  | <b>High End*</b> |
|---|------------------|------------------|
| <b>APPLIANCES</b>   |                  |                  |
| Air/Heating System  | \$10,000         | \$25,000         |
| Range Cooktop   | \$1,500          | \$4,000          |
| Water Heater  | \$2,000          | \$5,000          |
| Clothes Dryer   | \$1,000          | \$2,000          |
|   |                  |                  |
|   |                  |                  |
| <b>SERVICES</b>   |                  |                  |
| Rewiring & New 220 Amp Outlets  | \$5,000          | \$10,000         |
| Construction Access to Electrical   | \$3,000          | \$6,000          |
| Abatement of Asbestos & Lead  | \$5,000          | \$10,000         |
| Replacement Housing During Asbestos Removal & Construction Upgrades   | \$5,000          | \$10,000         |
| Electric Panel Upgrade from 50-100 to 200 amp   | \$4,000          | \$6,000          |
| Undergrounding of Lines   | \$5,000          | \$10,000         |
| To Accommodate 200 Amp Service, Replacement of 2 Inch Pipe with 3 Inch Pipe Under Driveway from House to Street | \$5,000          | \$20,000         |
| PG&E Capping-Off Gas Line   | \$10,000         | \$15,000         |
| <b>SUBTOTAL APPLIANCES &amp; SERVICES</b>   | <b>\$56,500</b>  | <b>\$123,000</b> |
|   |                  |                  |
| <b>ADDITIONAL FACTORS</b>   |                  |                  |
| Solar Panels  | \$25,000         | \$60,000         |
| New Roof  | \$20,000         | \$40,000         |
| Backup Battery  | \$9,000          | \$20,000         |
| Swimming Pool/Spa Conversion**  | \$8,000          | \$10,000         |
| Trigger for Fire Sprinklers   | \$10,000         | \$25,000         |
| Trigger for Sewer Lateral   | \$6,000          | \$15,000         |
| <b>*Most Significant Unknown = Cost of Labor</b>  |                  |                  |
| <b>** Discouraged by Pool Company Due to Inefficiency</b>   |                  |                  |
| <b>TOTAL STRUCTURAL COST</b>  | <b>\$134,500</b> | <b>\$293,000</b> |

*Sources: Based on a study commissioned by the SAMCAR Government Affairs Committee with estimates from 8 Electrical Contractors in San Mateo County and a Pool Service Company.*

*The appliances, services, and range of costs is a “Menu” of possible options. Some homes will require few of the options, many will require most, and some will require all.*