



## 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.*