
LOCAL END OF FLOW



THE CITY OF
HALF MOON BAY
CALIFORNIA

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FINAL ORDINANCE (EFFECTIVE MARCH 17, 2022)

- All – electric new construction
- No new gas hookups for existing all-electric buildings
- **All fuel gas lines must be capped/decommissioned by January 1, 2045**
- Annual Review

Exemptions (expire 2045): commercial greenhouses, emergency generators, wastewater treatment

ORIGINAL ORDINANCE CONSIDERATIONS

- All – electric new construction (commercial and residential)
 - Conversion to electric appliances at the time of replacement (commercial and residential)
 - No new gas hookups for existing all-electric buildings
 - Electrification for various types of remodels
 - Full electrification for additions/alterations ≥ 500 square feet
 - Electrification of any individual appliances for smaller remodels
 - All fuel gas lines must be capped/decommissioned by January 1, 2045
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FEEDBACK FROM COMMUNITY

Why Focus on
Electrification?

Cost of
Implementation

Reliability of
Electric Grid

Need Time to Plan

Availability/Quality
of Electric
Alternatives

Exemption Requests

- Cooking/Fireplaces
- Greenhouses

END OF FLOW

14.06.050 Termination of Gas Service

No later than January 1, 2045, all buildings within Half Moon Bay shall be All-Electric Buildings or All-Electric Conversions and all Fuel Gas plumbing lines shall be capped and/or decommissioned.

“All-Electric Building” or “All-Electric Design” is a building or building design that uses a permanent supply of electricity as the source of energy for all space heating, water heating (including pools and spas), cooking appliances, and clothes drying appliances, and has no Fuel Gas plumbing installed in the building.

“All-Electric Conversion” shall mean the conversion of a Mixed-Fuel building to a building that uses a permanent supply of electricity as the source of energy for all space heating, water heating (including pools and spas), decorative uses and lighting, cooking appliances, clothes drying appliances, and in which any previously existing Fuel Gas plumbing connection is capped or decommissioned.

END OF FLOW: CAPPING

Individual connections to buildings

- Collaboration with PCE, County, other cities, etc
 - Rebates/incentives/financing
 - Technical assistance and planning
 - Appliance loaner program
 - Workforce training



END OF FLOW: DECOMMISSIONING

Neighborhood-wide service

- Identify voluntary participants
 - Seek/identify/advocate for funding for disadvantaged communities
 - Gas line replacement or repair – PG&E
 - Obligation to serve?
 - Zoning?
 - Council declaration?
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MORE INFORMATION AND CONTACT



THE CITY OF
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