

Business and Public Sector Make-Ready Rebate Program Terms and Conditions

April 29, 2025, through December 31, 2025 – Version 11.0

These Terms and Conditions, including all documents referred to herein, constitute the entire agreement (the “Agreement”), made and entered into between Commonwealth Edison Company (“ComEd”) and a qualified ComEd commercial/industrial, public sector, or multifamily property customer¹ (the “Customer”) for participation in the ComEd Business and Public Sector Make-Ready² Rebate Program (the “Program”) whereby ComEd is offering rebates for the make-ready costs associated with the installation of EV chargers for non-residential and public sector entities and public charging facilities. Business, public, and multifamily property customers must have a commercial ComEd account to qualify for Program rebates. Data collected, including demographic information, customer, project, and equipment information from participant applications, supplemental documents, site inspections, surveys, and other program activities, along with mandatory reporting requirements, are in alignment with the ComEd Beneficial Electrification (“BE”) Plan compliance filing.³

Make-Ready Rebate Program

The Program offers rebates on make-ready infrastructure, whether located on the customer side or ComEd side of the meter for Level 2 (“L2”) chargers and Direct Current Fast Charger (“DCFC”) chargers. Make-ready infrastructure includes costs required to make the site ready for EV charging on both sides of the ComEd meter. Expenses that qualify for rebates include, but are not limited to, permits, electric panel upgrades, conduit, wiring, site work, trenching and repair, required protective equipment, associated labor, and non-standard facility (Rider Non-Standard) upgrades.⁴

Customers who are eligible for the LI/EIEC Rebate are defined below:

1. A Customer who domiciles in a [low-income community](#) and/or primarily services in a low-income community. Businesses located in a low-income community are eligible for the LI/EIEC Rebate.
2. A Customer who domiciles in an Environmental Justice (“EJ”) community or a Restore, Reinvest, Renew (“R3”) community, collectively referred to as an [Equity Investment Eligible Community](#) (“EIEC”), and/or predominantly services in an EIEC. Businesses located in EIECs are eligible for the LI/EIEC Rebate.
3. A Customer who demonstrates through attestation that over 50% of the driving done by the business fleet vehicles using the make-ready infrastructure applying for a rebate through the Program serves low-income communities or EIECs.⁵

A Customer must only satisfy one of the above requirements to be eligible for the LI/EIEC Rebate through the Program. ComEd, its administrator, and its subcontractors reserve the right to request additional supporting documentation as deemed necessary.

The Customer must have a contractor that has an active Electric Vehicle Charging Station Installer Certification from the Illinois Commerce Commission (ICC) install their project’s EV chargers to qualify for a Program rebate. Per Illinois code 83 II. Adm. Code 469, install, installing, or installation means the major activities and actions required to connect, in accordance with applicable building and electrical codes, the conductors, connectors and all associated fittings, devices, power outlets or apparatuses mounted at the premises that are directly involved in delivering energy from the premises’ electrical wiring to the electric vehicle charging station.⁶ If an installer that is not an ICC certified installer completes the EV charger installation for a Customer, the project will not qualify for a Program rebate.

Submitting false and/or misleading information in connection with your application may be grounds for application denial or termination from the Program. Project documentation, including dated invoices for the purchase and installation of the measures and product specification sheets, is required. The location or Customer name on the invoice must be consistent with the application information. The project invoice(s) must provide sufficient detail to separate the make-ready costs from the cost of other services that

¹ For residential accounts, refer to the [EV Charger Installation and Rebate Program](#).

² Make-ready infrastructure includes costs required to make the site ready for EV charging on both sides of the ComEd meter.

³ ComEd Beneficial Electrification Plan-icc.illinois.gov/docket/P2022-0432/documents/338224/files/589765.pdf.

⁴ [Current Rates & Tariffs | ComEd - An Exelon Company](#).

⁵ ComEd reserves the right to request Customer vehicle routes at any time and audit a Customer’s attestation.

⁶ [Electric Vehicle Charging Station Installer \(illinois.gov\)](#).

may not qualify for rebates under this Program. ComEd, its administrator, and its subcontractors reserve the right to request additional supporting documentation as deemed necessary.

Make-Ready Rebate Program Payment Limits

The total rebate paid through the Make-Ready Rebate Program cannot exceed 100 percent of the make-ready project cost, which includes material and labor and excludes the costs of EV chargers, also known EVSE, mounting equipment/pedestals, and EVSE installation. Additional federal, state, and local rebates may be stacked with these Programs' rebates and each Customer is responsible for reporting any additional funding received in the completion of their make-ready infrastructure project. The combined ComEd rebate and any additional rebates cannot exceed 100 percent of Customer's total costs.

To ensure access for all customers to these EV infrastructure rebates, no single premises will be permitted to receive more than 5% of the Program funding in a year. The table below shows the annual 5% limit per premises.

To qualify for the highest rebates offered through the Program, customers must be eligible for the LI/EIEC Rebate.

Charger Type for Project	Level 2 (L2) Charger	Direct Current Fast Chargers (DCFCs)
LI/EIEC Rebate	Up to \$8,000 per port with a 10-port maximum per project*	Up to \$1,000 per kW, with a minimum of 50 kW per charger (maximum rebate of \$500,000 per project)
Base Rebate	Up to \$5,333 per port with a 10-port maximum per project*	Up to \$667 per kW, with a minimum of 50 kW per charger (maximum rebate of \$500,000 per project)
Annual 5% Total Cap Per Premises**	\$1,000,000	

* A "project" is defined as a unique instance or phase of eligible make-ready infrastructure updates that lead to the installation of electric vehicle supply equipment (EVSE). Customers may apply for subsequent installations of additional EVSE associated with infrastructure updates that have previously received rebates, but they are still subject to project-related caps (e.g., a maximum of 10 ports for Level 2 chargers and \$500,000 in DCFC rebates). The total project rebate amount may not exceed the eligible costs associated with the make-ready infrastructure updates.

** A premises is defined as the street address where the EV infrastructure project was installed. The premises address in the Program application must match the street address associated with the commercial ComEd account number noted on the Program application.

Note: Program rebates do not cover the costs of EV chargers, mounting equipment/pedestals, or the installation of EV chargers (EVSE).

Make-Ready Rebate Program Equipment and Project Eligibility:

All L2 chargers installed through the Program shall be ENERGY STAR® certified. Make-ready projects must be for the installation of new EV charging stations.

Any make-ready work for public EV chargers⁷ shall require:

- EV chargers shall have CCS/J1772 plugs.
 - CHADdeMO plugs may qualify for program rebates if the Customer is able to show analysis that CHADdeMO plugs are necessary for equity purposes at the charging site.
- Equipment must maintain at least a minimum of 97% uptime reliability standard, consistent with current National Electric Vehicle Infrastructure (NEVI) Standards and Requirements.⁸
- EV chargers must meet NEVI Standards and Requirements communication protocols, ISO 15118, and Open Charge Point Protocol ("OCPP") 2.0.1.
- Eligible projects must include at least two (2) ports per site.
- Attestation that the applicant has performed public outreach in the development of their proposed project.

Any make-ready application will require the following supplemental documentation and information:

- **Paid/zero-balance** contractor invoice with project details sufficiently detailed to differentiate make-ready costs from other costs.
- Installed EV charger spec sheet, dated EV charger receipt(s), site photo(s), installed charger photo(s), and serial number photo(s) from charger.
- EV charger installer's ICC docket number proving they had an active Electric Vehicle Charging Station Installer Certification from the ICC at the time of EV charger installation.
- Additional documentation may be requested as part of the application review and approval process.

⁷ Public EV chargers are defined as those that are intended for public use.

⁸ [Federal Register :: National Electric Vehicle Infrastructure Standards and Requirements.](#)

Make-Ready Rebate Participant Reporting Requirements for Public EV Chargers

Applicants receiving rebates for make-ready infrastructure for public EV chargers shall be required to file and/or submit annual reliability reports with the following information:⁹

- Name and address of the top 5 public EV charger locations that have the highest EV customer or public complaints in the ComEd service territory.
- Statistics of each public EV charger that has received rebates from ComEd over the course of its BE Plan inception, which shall include:
 - The location and address of the EV charger.
 - The total number of EV chargers at the EV charger site.
 - The number of EV charging ports at the EV charger.
 - The duration and total number of vandalisms experienced per year and summary of the cause of the vandalism.
 - The duration and total number per year of power supply outages due to ComEd and reasons for each outage.
 - The duration and the number of maintenance activities carried out per year and reasons for the maintenance (e.g., routine/planned or unplanned).
 - The quarterly and annual percentage uptime for each EV charger.

Applicants should submit their reliability report to ComEd at ComEdEVReliability@icf.com. Non-compliance with this reliability reporting requirement may result in Program ineligibility for a calendar year.

Make-Ready Rebate Program Effective Dates

Program rebates for the Make-Ready Rebate Program are offered until approved annual Program funds are exhausted or the end of the Program term on December 31, 2025, whichever comes first. Upon the launch of the Program on February 15, 2024, interested customers will be able to access a program application via the [ComEd Clean Energy website](#). Applications must be submitted within 90 calendar days of project completion.

Rebate Reassignment

If the Customer has an Electric Vehicle Service Provider (EVSP) complete their make-ready project work and wishes to reassign their Program rebate to the EVSP, the [ComEd Rebate Authorization Form](#) must be signed by the Customer and submitted with the Customer's program application. The rebate payee on the form must match the EVSP who performed the make-ready work at the Customer site for rebate reassignment to be approved. To receive a rebate payment, contractors participating in the EVSP network must include the total Program rebate amount as a deduction on the Customer invoice.

Rebate Reservation Requests

Customers may submit a rebate reservation request via the Program application. Customers granted a rebate reservation will have project funds **reserved for six months**. To be considered for a rebate reservation, a Customer must submit the following documents with their Program application:

- Fully approved site plan by relevant entities.
- If the Customer's project requires new or upgraded service, the Customer must provide the site's Service Entry Location (SEL) sketch provided by ComEd New Business OR a project approval letter provided by ComEd New Business team in order to move forward with a rebate reservation.
 - SEL sketches are provided by ComEd New Business approximately 8-16 weeks after the initial request, in most cases, depending on project complexity.
 - The project approval letter stating a successful engineering review and capacity load study is provided by ComEd New Business if the project is likely to be completed within 6 months. Projects that may take longer than 6 months may not be able to obtain a letter until their project is further along.
- Additional documentation may be requested as part of the reservation request process.

If the Customer is unable to provide their new commercial ComEd account number that will serve the EVSE infrastructure, the Customer may provide their New Business service request number in lieu of their new commercial ComEd account number on their rebate reservation request. Program rebates will not be paid until the Customer provides a valid commercial ComEd account that is associated with the project premises.

ComEd and its administrator will review each rebate reservation request and provide approval or rejection of the rebate reservation request in ten business days upon its submission. A project must have an anticipated project completion date within six months of the rebate reservation request to qualify for a rebate reservation. Projects must be awarded to a contractor to be approved for a rebate reservation and rebate reservations may not be used as a tool to bid projects to customers by contractors. If a contractor is using a rebate reservation as a project bid mechanism, ComEd and its administrator reserve the right to cancel it at any time.

Approval of the six-month rebate reservation request does not constitute rebate or application approval, only that rebate funding will be reserved based on the project specifications provided by the Customer in the Program application. If granted a six-month rebate

⁹ Customers who receive Program rebates for non-publicly available charging infrastructure do not need to file annual reliability reports.

reservation, the Customer agrees to provide monthly project updates, with the requested level of detail and timeliness, upon request by ComEd and its administrator. ComEd and its administrator reserve the right to cancel a rebate reservation at any time and assign the previously reserved funding to the next customer who is in the queue for a rebate reservation.

A Customer may submit a written rebate reservation extension request to ComEd and its administrator for review if the Customer wishes to extend the rebate reservation beyond six months. Rebate reservation extension requests may not exceed 60 days. Rebate reservation extensions will be given or denied at the sole discretion of ComEd and its administrator.

Application Review Process

To ensure compliance with law, ComEd will track, store, and report on all data points required by 20 ILCS 627/45(h) and (i), including demographic and geographic data for each applicant and person or business. These attributes, along with the required supporting documents to be collected from a Customer in their application submittal, constitute a complete application.

All applications will be reviewed to ensure the information submitted is complete and accurate, the Customer account information and Contractor information is correct, and the supporting documentation submitted contains the required information. The Customer acknowledges and understands that it is necessary for ComEd, its administrator, and its subcontractors to store, use, and share the information contained in this application, as well as information collected in connection with this project. Therefore, the Customer hereby authorizes ComEd, its administrator, and its subcontractor to collect, store, and consider Customer data for its internal and Program purposes. Customers are advised to retain a copy of any documentation regarding the construction of make-ready infrastructure submitted to the Program(s).

Construction must be completed before the Program rebate is paid. Construction completion is defined as EV chargers installed, energized, networked, open for safe use by the intended users with jobsites clear of all barriers, materials and obstructions that might limit public or fleet use, and verified as operational. ComEd, its administrator, and its subcontractors reserve the right to request additional documentation or verification steps be completed by the Customer to aid in verifying charger operational status.

If the Customer is a property tenant, the Customer must certify to ComEd and its administrator that the Customer has the right to perform the make-ready work for which a rebate is being sought at the property or have otherwise obtained consent from the property owner or landlord to complete the make-ready infrastructure project.

Where annual allocated funding is exhausted, and if additional funding becomes available, applications will be reviewed in the order that complete applications have been received. A complete application includes receipt of all supporting documentation that is clear and accurate to reflect what was purchased or installed. The Customer shall allow up to six weeks to receive a rebate check once a completed application has been received by the rebate processing center. A completed application includes submission of all required, supplemental documentation as outlined for each Program.

Any Customer who submits an incomplete application will be notified of deficiencies upon review of the application; the application will not be processed until all information is received. Customers are encouraged to call the program hotline at 888-871-0345 if they have any questions about application or documentation requirements.

Inspections

ComEd, its administrator, and its subcontractor reserve the right to inspect all EV charger installations to verify compliance with Program rules and the accuracy of installation documentation. This may include pre-installation and/or post-installation inspections, metering, data collection, interviews, and utility bill data analyses. Upon reasonable notice, the customer must allow access to the equipment or location where the equipment was installed for a period of three years after receipt of a rebate payment. Noncompliance with this inspection requirement may result in Program ineligibility for a calendar year.

Program Changes and Conflicting Terms

ComEd reserves the right to change, modify, or terminate the Program at any time, with or without notice, and without any liability to the Participant except as expressly stated herein. ComEd will honor all written commitments made in the Agreement provided prior to the date of any change, modification, or termination of the Program, subject to the Participant meeting the requirements otherwise provided for under this Agreement.

Tax Liability

Rebates may be taxable under federal and state tax codes and, if more than \$600, will be reported to the IRS unless the customer provides acceptable proof that it is exempt from payment of such applicable taxes. In any event, ComEd is not responsible for any taxes that may be imposed as a result of the Customer's receipt of a rebate, or for providing legal or accounting advice regarding such. Customer should consult with its tax accountant or advisor regarding potential tax liability.

Disputes/Governing Law

This application shall be exclusively governed by and interpreted in accordance with the laws of the State of Illinois. Any litigation between the parties shall be prosecuted only in the state or federal courts located in Cook County, Illinois

Toxic Materials

Neither ComEd, nor its consultants, Contractors, and/or subcontractor shall have any responsibility for the discovery, presence, handling, removal, disposal of, or exposure to hazardous materials of any kind in connection with customer's facility, including without limitation, asbestos, asbestos products, PCBs, or any other toxic substances.

Limitations of Liability

Customer hereby agrees to defend, indemnify and hold harmless ComEd, its administrator, its consultants, contractors, and subcontractors, and their respective officers, employees, agents, assigns, and successors-in-interest ("Indemnified Parties") from and against any third party claims, damages, losses, liability, costs (including attorney's fees and expenses) for bodily injury to any person (including death resulting therefrom) and property damage arising out of or in connection with the program.

Customer agrees that ComEd and administrator, its subcontractors of any tier and each of their affiliated companies, officers, directors, agents, employees, and assigns are not liable for any consequential or incidental damages, or for any damages in tort connected with or resulting from participation in this Program. ComEd, its administrator, or its subcontractors of any tier do not warrant the proper completion of work or performance of installed products, expressly or implicitly. ComEd reserves the right to refuse payment of a rebate if Customer fails to first submit to ComEd a complete and accurate application form. Customer agrees that ComEd and administrator and its subcontractors of any tier and each of their affiliated companies, officers, directors, agents, employees, and assignees shall in no way be liable or responsible for any equipment installed by, or for any act or omission of, any other entity or individual, including, without limitation, the equipment manufacturer or any electrician, technician, or other service provider. ComEd's and administrator's and its subcontractor's liability and responsibility in connection with this Program shall be strictly limited to the making of certain rebate payments for qualified installations, and ComEd and administrator or any of its subcontractors do not make, will not provide and specifically disclaims any and all representations, warranties, covenants or guarantees whatsoever, express or implied, in connection with the qualified equipment or the Program itself, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The Customer must contact the installation contractor or product manufacturer for details regarding product performance and warranties. ComEd and administrator and its subcontractors are not a party to any sales transaction between the Customer and the installer, manufacturer, or dealer.

To the fullest extent allowed by law, Customer shall indemnify, defend, and hold harmless ComEd, administrator and its subcontractors and their affiliated companies, and the officers, directors, agents and employees for any injury or damage to any persons or property arising from ComEd and administrator's and its subcontractors access and use of the equipment, or caused by any breach of this Agreement by Customer, Customer negligence, or that of Customer household members, agents, servants, employees, tenants, licensees, invitees, tenant's invitees, or independent contractors. Customer shall fully indemnify, defend and hold harmless ComEd, administrator, subcontractors and its present and future direct and indirect parents, subsidiaries and affiliates, their officers, directors, shareholders, employees, representatives and agents from and against any and all claims, actions, costs, damages, judgments, suits, demands, losses and liabilities, arising from (a) any claim by Customer or a third party for physical injury or physical damage to or physical destruction of property that is not caused by ComEd, administrator or its subcontractor's negligence, and (b) claims resulting from Customer's breaches of this Agreement.

Customer Responsibilities

Customer, at their own expense, is responsible for meeting all requirements and complying with all local and state laws and codes concerning these rebate Programs, including without limitation, the installation and maintenance of qualified infrastructure.

Information Release

Customer agrees that ComEd may include in reports filed with the Illinois Commerce Commission or other applicable regulatory, industry organization, or legal authority, certain information obtained by ComEd from Customer, including Customer's name, ComEd services provided, and other application details. The Customer attests that ComEd may use the project location information for the purposes of tracking, or in reference to Program adoption, throughout the territory. Use of the information will be limited to promotional in association with ComEd's EV charger programs and services. This authorization shall be effective for so long as ComEd continues to promote its EV charger programs and services.

Market Research and Program Evaluation

Customers participating in this Program may be contacted by administrator, ComEd, or assigned subcontractors to participate in ComEd's study of uses, practices and preferences to improve future electrification programs and encourage greater clean electric technology deployment.

Terms and Conditions Updates:

Version Number	Effective Date	Updates
11.0	4/29/25	<p>Non-compliance with the reliability reporting requirement may result in Program ineligibility for a calendar year. Noncompliance with the inspection requirement may result in Program ineligibility for a calendar year.</p> <p>The Customer attests that ComEd may use the project location information for the purposes of tracking, or in reference to Program adoption, throughout the territory. Use of the information will be limited to promotional in association with ComEd's EV charger programs and services. This authorization shall be effective for so long as ComEd continues to promote its EV charger programs and services.</p>
10.0	4/14/2025	<p>Non-standard facility (Rider Non-Standard) upgrade costs qualify for Program rebates.</p> <p>If the Customer's project requires new or upgraded service, the Customer must provide the site's Service Entry Location (SEL) sketch provided by ComEd New Business OR a project approval letter provided by ComEd New Business team in order to move forward with a rebate reservation.</p>
9.0	1/2/2025	<p>Customers are responsible for reporting any additional funding received in the completion of their make-ready infrastructure project.</p> <p>Rebate reservations: If a Customer's project requires new or updated service, the Customer must provide the site's Service Entrance Location sketch provided by ComEd New Business. If the Customer is unable to provide their new commercial ComEd account number that will serve the EVSE infrastructure, the Customer may provide their New Business service request number in lieu of their new commercial ComEd account number on their rebate reservation request. Program rebates will not be paid until the Customer provides a valid commercial ComEd account that is associated with the project premises.</p>
8.0	11/22/2024	<p>If a contractor is using a rebate reservation as a project bid mechanism, ComEd and its administrator reserve the right to cancel it at any time.</p>
7.0	10/22/2024	<p>Customers utilizing third-party logistics service providers may now receive a rebate and reassign that rebate to a third-party logistics provider. Third-party logistics providers rebate caps are based on each entity (ComEd Customer) that they serve.</p>
6.0	10/3/2024	<p>To ensure access for all customers to the Make-Ready Rebate Program rebates, no single premises will be permitted to receive more than 5% of the Program funding in a year (\$1,000,000 annually). Premises is defined as the street address where the EV infrastructure project was installed. The premises address in the Program application must match the street address associated with the commercial ComEd account number noted on the Program application.</p>
5.0	9/19/2024	<p>A Customer who demonstrates through attestation that over 50% of the driving done by the business fleet vehicles using the make-ready infrastructure applying for a rebate through the Make-Ready Rebate Program serves low-income communities or EIECs.</p> <p>To ensure access for all customers to the Make-Ready Rebate Program rebates, no single site will be permitted to receive more than 5% of the Program funding in a year (\$1,000,000 annually).</p>
4.0	8/9/2024	<p>A Customer who demonstrates through attestation that over 50% of the driving done by the vehicles using the make-ready infrastructure applying for a rebate is in a low-income community, EIEC, or serves LI/EIEC Customers. To receive a rebate payment, contractors participating in the EVSP network must include the total rebate amount as a deduction on the Customer invoice. Public chargers must meet OCPP 2.0.1.</p>
3.0	6/25/2024	<p>Customers may apply for a six-month rebate reservation through the Make-Ready Program and may reassign their Make-Ready Program rebate to the EVSP who completed their project work.</p>
2.0	6/1/2024	<p>The Customer must have a contractor who has obtained an Electric Vehicle Charger Station Installer Certification from the ICC install their project's EV chargers to qualify for a Program rebate.</p>