



# How Stratas Can Get Low Carbon Fuel Credits for EV Charging



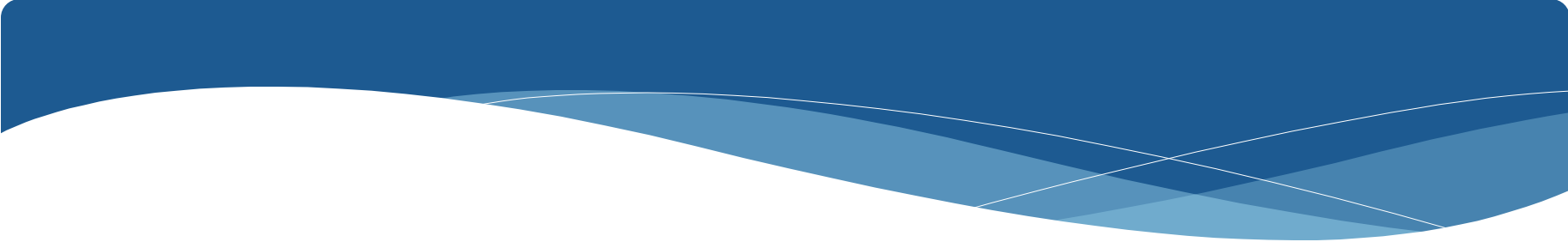
# Welcome



# Agenda

- The Low Carbon Fuel Standard
- Eligibility for low carbon fuel credits
- How credits benefit stratas
- Reporting and receiving credits
- Working with a third party
- Without a third party
- Record Keeping
- What can the strata do with the money?

# The Low Carbon Fuel Standard



One of the objectives of the  
**Ministry of Energy and Climate Solutions**  
is to deliver programs and incentives that  
encourage British Columbians to choose

- greener homes
- buildings
- and **transportation**



Reduce carbon-intensity of transportation fuels



Low Carbon Fuels Act

+

Low Carbon Fuels (General) Regulation

+

Low Carbon Fuels (Technical) Regulation

**= Low Carbon Fuel Standard  
(LCFS)**

## The LCFS sets out

- Requirements for suppliers of diesel and gasoline to reduce the average carbon intensity of their fuels annually to achieve a 30% reduction by 2030
- Fuel supplier reporting requirements and penalties





## The LCFS sets out

- Eligibility for credits
- How credits are calculated
- Requirements for reporting traded credits

# LOW CARBON FUEL CREDITS

# Eligibility for Low Carbon Fuel Credits

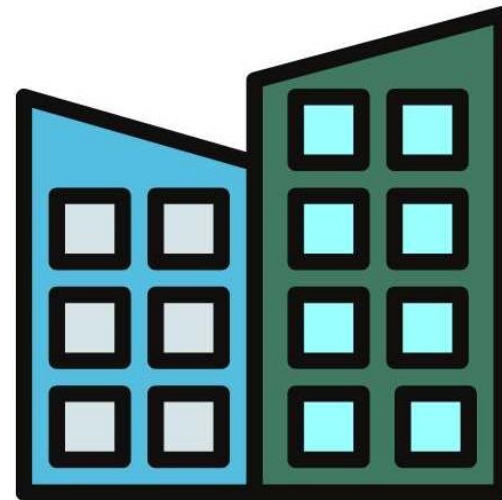
# To be eligible for low carbon fuel credits, a strata must pass 3 tests

- Supplies the electricity to Final Supply Equipment (aka charging station)
- Electricity can be measured accurately
- The building has 5 or more dwelling units

# Test 1: Who supplies the electricity?

The strata is supplying the electricity to the Final Supply Equipment if:

- The utility bills the strata corporation
- The electricity is a common expense (paid from the strata's operating fund)



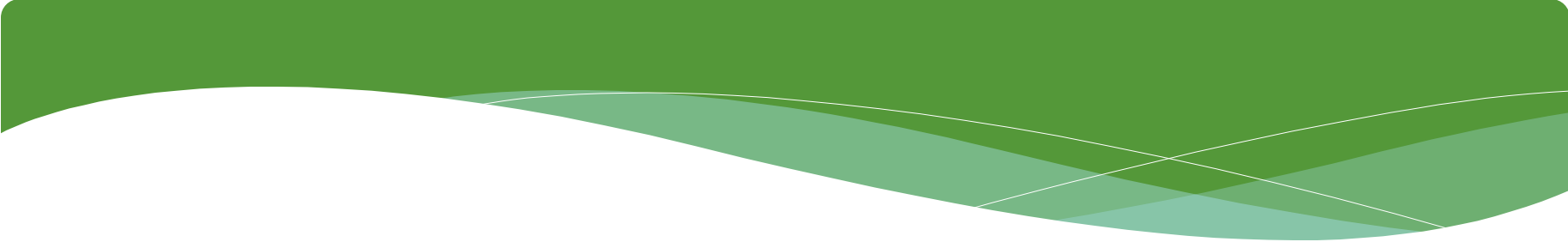
## Test 2: Can the electricity be measured accurately?

Must have a system to ensure an accurate and reliable measurement of the quantity of electricity provided to all FSE and used in each charging session. For example:

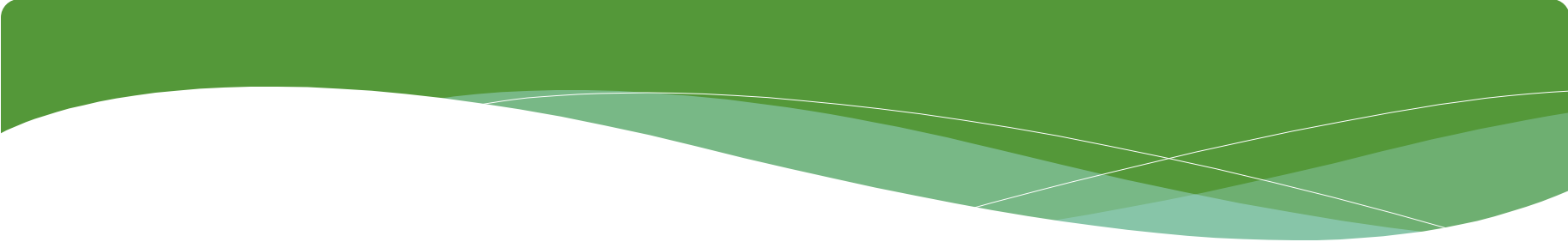
- Data from a charging station or networked system

# Test 3: Does the building have 5 or more dwelling units?





Credits are not available for stratas that have EV charging that takes place at any residential building that contains **fewer than 5 dwelling units**



For EV charging that takes place at any  
residential building that contains

**5 or more dwelling units**

the strata is the fuel supplier

**if it passed all 3 tests**



# How Low Carbon Fuel Credits can benefit stratas

# Benefits

- A new source of revenue
  - Helps pay common expenses (operating budget)
- Increased support from owners for EV charging
  - Be prepared for the future
  - Maintain property value



- How many credits can a strata get?
- What's the value of a credit?

## Average driver in BC

- Consumes about 2,300 kWh / year
- Depends on driving habits
- About 1,000 kWh = 1 credit
- About 2 credits per driver, per year, if all charging done at strata

**2**  
**credits**

## Credit Market

- Average trading price in 2024 was min \$205, max \$512
- Average transfer to a purchaser in 2024 was 12,118 credits

**\$205**



Example 10 drivers:

**20** credits

**X** \$205 (2024 min price)

**= \$4,100**

# Credit Market Report

Get current data including:

- Trading volumes
- Price ranges and average prices

On the Ministry's Renewable and Low Carbon Fuels web page: [tinyurl.com/LowCarbonFuelCredits](https://tinyurl.com/LowCarbonFuelCredits)

# Reporting and receiving credits



# To get money from LCF credits

Two main steps:

- Submit a compliance report to get credits
- Monetize credits by trading on the credit market

# Reporting

- Compliance report required each year
- Report the total amount of electricity supplied to charging stations (FSE)
- Compliance period is Jan 1 to Dec 31
- Compliance report **due by March 31** of the following year

## Do stratas have to report?

- If strata supplied 15,000 kWh **or less** in the compliance period, the strata does not submit a compliance report
- Strata **may allocate responsibility** for reporting to a third party, if strata wants potential revenue

## Do stratas have to report?

- Mandatory if strata supplies **more than** 15,000 kWh of electricity to charging stations (FSE) in one compliance period
  - Must report or allocate responsibility for reporting
  - Failure to report subject to administrative penalties
- Must report to be eligible for credits

## Submitting a report (> 15,000 kWh)

If strata supplied more than 15,000 kWh in the compliance period it can either

- Allocate responsibility to a third party, or
- Report using the LCFS Portal

# Working with a third party: allocation agreements and trading

## Third party (aka aggregator)

- Enters into allocation agreements with stratas
- Pools the amount of electricity their clients supplied to charging stations
- Submits a compliance report for > 15,000 kWh
- Receives credits from the Ministry of Energy and Climate Solutions

## Then

- Negotiates sale of credits with a purchaser
- Records the sale with the Ministry and transfers the credits to the purchaser
- Pays the proceeds to their clients based on each allocation agreement



# What is an Allocation Agreement?

- Agreement between fuel supplier (such as a strata) and a third party (person or company)
- Makes the third party responsible for strata's legal obligations under the Low Carbon Fuel Standard
- Third party takes on risk of administrative penalties for non-compliance with law
- Format varies and can include other services

# Requirements for agreements

The regulations set out certain requirements for allocation agreements including

- Contact information for each party to the agreement
- Details about each charging station (FSE)
- A specified term of no more than 3 years

# Requirements for agreements

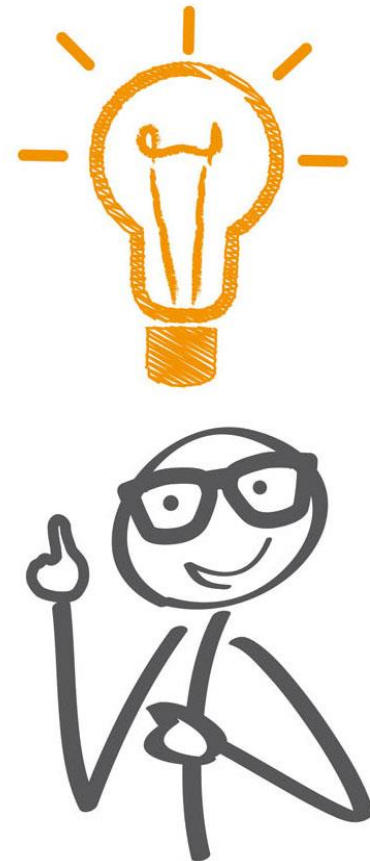
- Requirement to inform supplier (strata) of
  - Number of credits issued by Ministry and
  - The fair market value on the date of issuance



# Legal advice

VISOA recommendation:

- Have allocation agreements reviewed by a lawyer



# Questions for Aggregators



1. What support do you offer to help us through the process?
2. What information does the strata have to provide?
3. What if we only have 1 or 2 charging stations?
4. Do you require a minimum amount of electricity to be supplied?

5. Is there a set-up fee?
6. What is the sales commission rate?
7. Does the commission rate vary based on how many credits a strata has?
8. Is there a minimum charge if the market price of credits drops?

9. Can you sell just a few credits for us?
10. How long does it take to sell our credits and get paid?
11. Do you pay by cheque or other method?
12. What is the length of the term of the agreement?
13. Can we renew at the end of the term?





14. Does your service include both the BC and Federal programs?

- BC's Low Carbon Fuel Standard (LCFS), and
- Canada's Clean Fuel Regulations (CFR)

15. These are separate programs. Does our strata qualify for both?

# Without a third party: LCFS Portal account and trading

## Option for Suppliers > 15,000 kWh

If strata supplied more than 15,000 kWh in the compliance period it can either

- Report using the LCFS portal account reporting system, or
- Allocate responsibility to a third party

# LCFS Portal Account

A strata that has a LCFS Portal account can:

- Submit a compliance report each year
- Receive credits from the Ministry
- Record the sale of credits
- Transfer credits to the purchaser



The **LCFS Portal** is **not** a system  
for monetizing credits.

The strata has to find a purchaser, sell the credits,  
and then record the sale in the LCFS Portal account  
reporting system.



**In 2024**

**1.4 million** credits traded

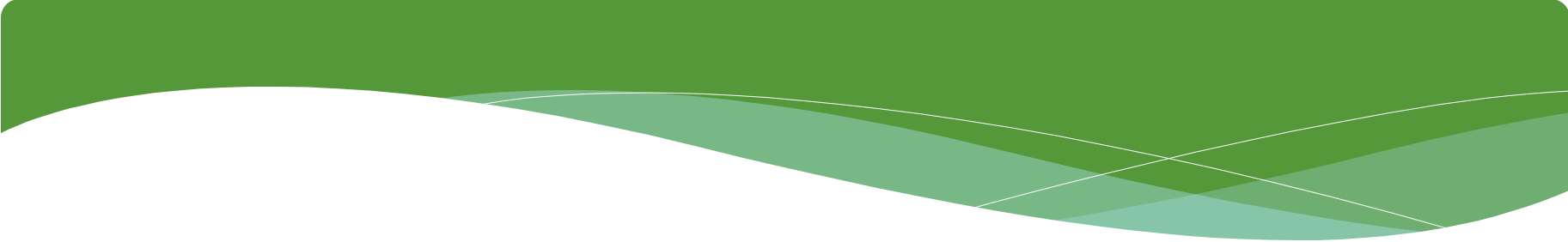
**116** transfers

average transfer **12,118** credits

Some transfers are less than  
1,000 credits

# Steps to get a LCFS Account

- Get a Business BCeID account for the strata corporation
- Submit a Registration form A



Strata corporations that have entered into an allocation agreement with a third party **do not** need a Business BCeID account or a LCFS Portal account.

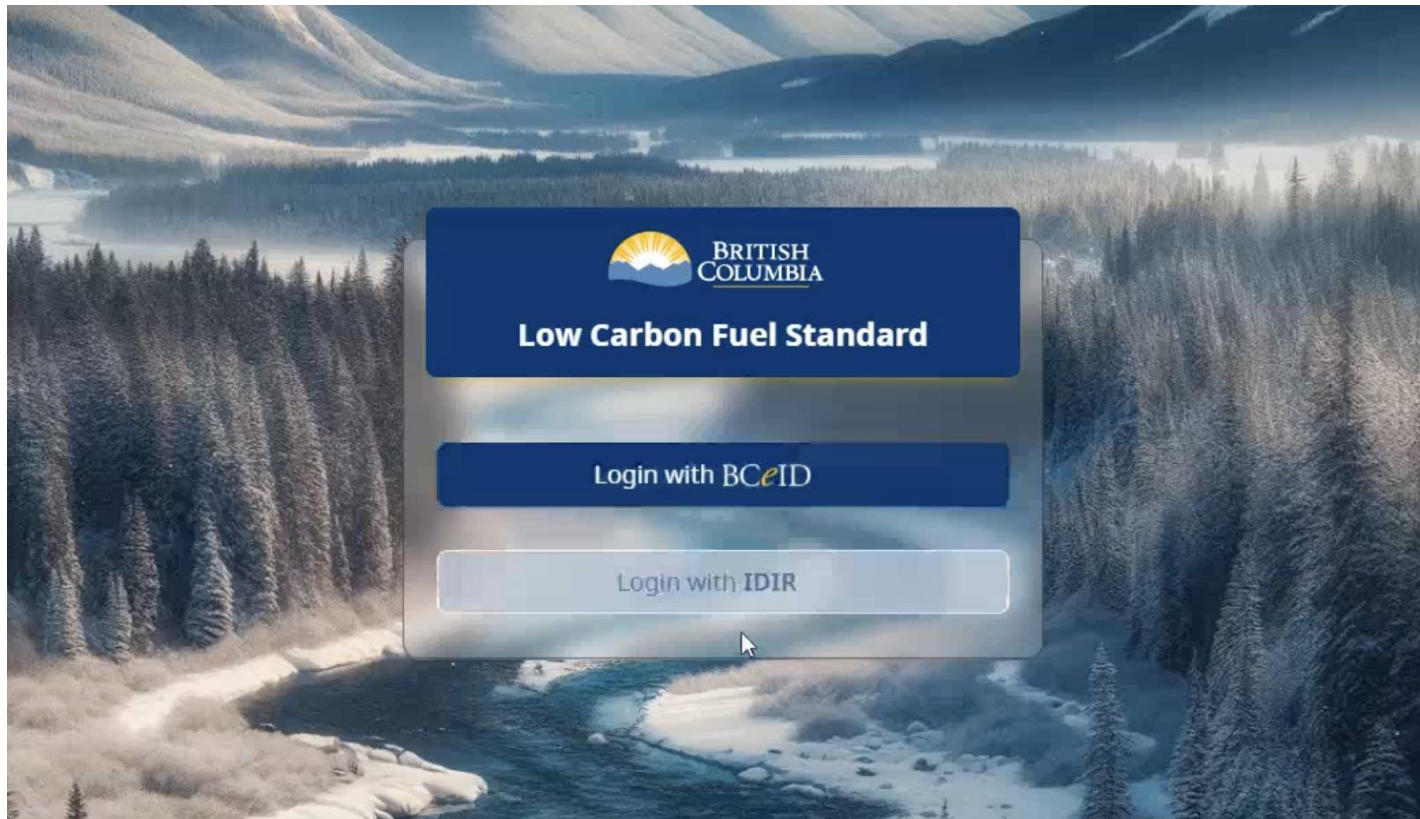


# Forms and User Guides

The Ministry's Renewable and Low Carbon Fuel web page includes

- A FSE Identification Form
- User guide to set up a Business BCeID account
- Registration form
- LCFS Portal user guide

# LCFS Portal Login



# LCFS Portal

## Submit a compliance report

 **Low Carbon Fuel Standard** FS5  
Balance: 8,800 (100)

Dashboard | Transactions | **Compliance reporting** | Organization Jordan Supplier |  5 | [Logout](#)

Home > Compliance reporting

### Compliance reporting

[+ New compliance report](#)

[Clear filters](#)

Compliance period	Type	Current status	Last status update
		Select	YYYY-MM-DD
2020	Original Report	Submitted	2025-01-15 3:35 pm PST
2023	Supplemental Report 2	Draft	2024-12-10 9:07 am PST
2019	Original Report	Draft	2024-12-05 1:30 pm PST

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# LCFS Portal

## Report fuel and verification details

### 2024 Compliance report - Original Report

Status: Draft

#### Report activities

Did **FS1** engage in any of the following activities between January 1, 2024, and December 31, 2024?

#### Click links to report activities:

**Supply of fuel** [Supply of fuel \(e.g., gasoline, diesel, jet fuel, electricity, hydrogen, etc.\)](#)

**Notional transfers** [Notional transfers of eligible renewable fuel](#)

**Fuels for other use** [Fuels for other use](#)

**Exporting fuel** [Exporting fuel that was previously marketed in British Columbia](#)

#### Verification details:

**FSE** [Final supply equipment \(FSE\) identification for electricity supply](#)

**Allocation agreements** [Allocation agreements \(e.g., allocating responsibility for fuel\)](#)

**Upload documents** [Upload supporting documents for your report](#)



# LCFS Portal

## Report supply of fuel

[Home](#) > [Compliance reporting](#) > [2024 Compliance report](#) > [Supply of fuel](#)

### Supply of fuel

Report fuel volumes you supplied for the various end uses.

\* indicates a required field

Action	*Fuel type	Fuel type other	*Fuel category	*End use	*Determining carbon intensity
	Electricity		Gasoline	Light duty motor vehicles	Default carbon intensity - section



+ Add row

Save & return to report

# Record Keeping

# Record keeping

Strata corporations must keep records of:

- Agreements with aggregators
- Information given to the Ministry or aggregators
- EV charging data (transactional charge data)
- Proof of exemption if it supplied 15,000 kWh or less of electricity to charging stations

# What is Transactional Charge Data?

Data from each charging session:

- Vehicle and station
- Date, start & end time
- Charging time
- Amount of electricity





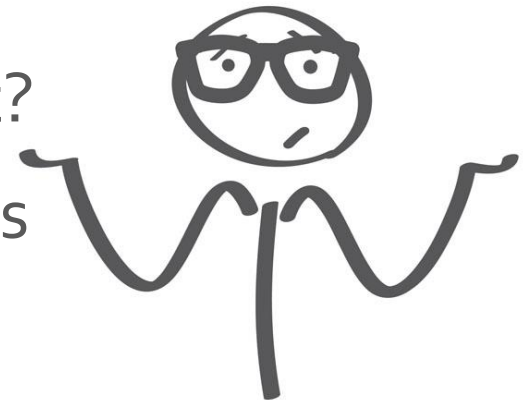
Transactional charge data verifies the amount of electricity supplied to EV charging stations.

### Example of Transactional Charge Data

Station Name	Start Date	End date	Charging Time (hh:mm:ss)	Energy (kWh)
SWTCH Charger #13	2024-02-01 9:30	2024-02-01 15:32	06:02:01	25.029

## Do you have this data?

- Do the charging stations or your system provide data for each charging session?
- Does your service provide collect it?
- If not, ask your contractor if devices can be added to collect this data.



## Keep the data!

Download the transactional data every year and save it in the strata corporation's records.

Keep the data for at least **6 years + 3 months**.

E.g. For 2024 compliance period, keep data until at least March 31, 2031.

# Important!

Data from a meter or a hydro bill is not sufficient.



# Important!

When you or your aggregator submits a **compliance report** it must only include electricity supplied for EV charging, not electricity for other uses.





**AND**

Report the electricity only if you have the transactional charge data to prove it was electricity supplied for EV charging.

**No detailed data**

**No credits**


# When do you provide transactional charge data?

- Can be submitted with the compliance report,
- Or supplied when it's requested

Ministry staff may ask for the detailed data when reviewing the compliance report

# What can the strata do with the money?





Money received from trading the strata's low carbon fuel credits belongs to the **strata corporation.**

It's revenue for the operating fund just like:

- Interest and fines
- Renting parking stall
- Selling keys and fobs

# Strata Operating Expenses

Revenue in the operating fund helps pay for common expenses such as:

- Insurance
- Utilities
- Contracts for strata management, landscaping, waste removal, elevators, janitorial

# Annual Budget

When preparing the budget for approval at the AGM for a year when the strata expects to receive money from the sale of low carbon fuel credits

- Include estimated revenue from selling credits
- Any operating surplus or deficit at the end of the fiscal year is dealt with under *Strata Property Act s. 105*

**Learn More**

# BC Credits

BC Government: [tinyurl.com/LowCarbonFuelCredits](https://tinyurl.com/LowCarbonFuelCredits)

- Requirements • Information Bulletins
- Forms • User Guides • Credit Market Reports

Contact the Low Carbon Fuels Branch: [lcfs@gov.bc.ca](mailto:lcfs@gov.bc.ca)

# Federal Credits

For more information about  
Canada's Clean Fuel Regulations, contact  
Environment and Climate Change Canada at:

[cfsncp@ec.gc.ca](mailto:cfsncp@ec.gc.ca)

# Support for Stratas

Visit: [visoa.bc.ca](http://visoa.bc.ca)

or email VISOA at: [EVcharging@visoa.bc.ca](mailto:EVcharging@visoa.bc.ca)

# VISOA Resources

- Navigating the *Strata Property Act*
- Videos and guides
- Info about rebates
- And more



## EV Charging

Get information and resources about electric vehicle charging in stratas.

[Learn More](#)



We gratefully acknowledge the financial support of the Province of British Columbia through the Ministry of Energy and Climate Solutions.



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ideos**

