

Potential Cost Range of All-Electric Conversion

Building Electrification Cost Study Published: August 31, 2021

STRUCTURAL COSTS	Low End*	High End*
APPLIANCES		
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
SERVICES		
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
SUBTOTAL APPLIANCES & SERVICES	\$56,500	\$123,000
ADDITIONAL FACTORS		
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
*Most Significant Unknown = Cost of Labor		
** Discouraged by Pool Company Due to Inefficiency		
TOTAL STRUCTURAL COST	\$134,500	\$293,000

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.