

Association Requirements Related to Electric Vehicle Charging Stations

(Disclosure Required by Engrossed Substitute House Bill 1793

(Effective June 9, 2022)

The association may be considering the development of requirements specific to the installation and use of electrical vehicle charging stations within the property. Any requirements adopted by the Association will be made part of the governing documents.

So long as there are no written requirements specific to charging stations, any owner or potential buyer should assume the following:

1. An owner must apply in writing to the association to install a charging station within the owner's lot, unit, or designated parking space. The association may adopt different requirements depending on the specific property (e.g., single family home where an owner pays for their own electricity may not be required to apply to install a charging station within an enclosed garage or carport).
2. The application will be processed and reviewed in the same manner an application for approval of an architectural modification is processed and approved.
3. The association may charge a fee for processing the application that will not exceed the fee charged for processing applications for architectural modifications.
4. An approved application will require the applicant to agree in writing to (a) comply with standards applicable to the installation, (b) engage an electrical contractor familiar with the standards for installation to assess the current infrastructure, to identify additional infrastructure needs, and to install the charging station (c) provide within 14 days of approval a certificate of insurance naming the association as an additional insured on the contractor's insurance policy for any claim related to the installation, maintenance, or use, or reimburse the association within 14 days for actual cost of any increased insurance premium amount attributable to the charging station after the association presents an invoice, (d) register the electric vehicle charging station with the association within 30 days after installation; (e) pay for the electricity and the required means to facilitate payment for the electricity. In addition, the applicant owner must obtain a permit and approval for the station from local governing authorities, meet or exceed building and electrical code requirements, and meet health and safety standards.
5. The association will make the applicant responsible for the cost of installation.
6. If a unit is sold the seller may remove the charging station or leave the charging station for use by the buyer. The association is not required to purchase the station. Should the seller elect to remove the charging station, they should plan to work with the association on an application for removal, in a similar process as outlined above in item 4. Seller shall pay any costs of removal and will be responsible for any damage that may occur to the common area as a result of the removal.
7. The association may in the future evaluate the practicality, cost of installation, and terms for using a common area charging station. Unless stated elsewhere the association does not currently have a common area charging station.