

**Harbor Place at Safety Harbor
Condominium Association, Inc.**

Rules Governing Electric Vehicle Charging Stations

Adopted by the Board on 1/23/2024

WHEREAS Florida Statute 718.113(8) requires condominium owners apply for condominium association approval prior to installing an electrical vehicle charging station in a unit owner's limited common element or exclusively designated parking area, and the statute contains requirements in connection with the planned installation of an electrical vehicle charging station regarding compliance with the statute, cost-sharing, insurance, payment for electricity used, increased insurance costs for the association and other related reasonable matters in connection with the planned installation of an electrical vehicle charging station, and

WHEREAS section 3.5(viii) of our Association's Declaration of Condominium provides that "there will be electrical conduit available to service electrical power" to an electrical vehicle charging station "at a designated parking space" and permits, but does not require, the Association to install an electrical vehicle charging station or the associated wiring, and

WHEREAS the Association desires to clarify the responsibilities of the Association and of unit owners in relation to electrical vehicle charging stations, and to incorporate the statutory requirements of Florida Statute 718.113(8) in a manner consistent with the statute's placement on the owner of the electrical vehicle the responsibility for installation, maintenance, insurance and other matters, and

1. THEREFORE, BE IT RESOLVED, that the Association will provide electrical conduit for the owner's installation of wiring between the unit owner's meter and limited common element and:

(a) The planned electric vehicle charging station for an electric vehicle and any associated parts used for charging must be located entirely within the boundaries of the owner's limited common element and shall not infringe upon any walkway or driving surface;

(b) The installation may not cause irreparable damage to the condominium property;

(c) The electricity for the electric vehicle charging station must be separately metered or metered by an embedded meter and payable by the unit owner installing such charging station;

(d) The unit owner installing an electric vehicle charging station shall be responsible for the costs of installation, operation, maintenance, and repair, including, but not limited to, hazard and liability insurance; the association may enforce payment of

such costs under section 718.116;

(e) If the unit owner decides there is no longer a need for the electric vehicle charging station, such owner is responsible for the cost of removal of such charging station; the association may enforce payment of such costs under section 718.116;

(f) The unit owner installing, maintaining, or removing the electric vehicle charging station is responsible for complying with all federal, state, or local laws and regulations applicable to such installation, maintenance, or removal; and,

2. THEREFORE, BE IT ADDITIONALLY RESOLVED, that a unit owner desiring to install an electric vehicle charging station shall also:

(a) Comply with bona fide safety requirements, consistent with applicable building codes or recognized safety standards, for the protection of persons and property;

(b) Comply with architectural standards adopted by the Association that govern the dimensions, placement, or external appearance of the electric vehicle charging station;

(c) Engage the services of a licensed and registered firm familiar with the installation or removal and core requirements of an electric vehicle charging station;

(d) Provide details of the plan for an insurance policy in the amount of \$1 million dollars naming the Association as an additional insured on the owner's insurance policy for any claim related to the installation, maintenance, or use of the electric vehicle charging station as a part of the owner's application, with such coverage to become effective (1) prior to commencement of any work on installation of such charging station and (2) no later than 14 days after receiving the association's approval to install such charging station, which may be extended by the Association upon good cause shown;

(e) The unit owner shall acknowledge that the obligation to obtain and keep in place insurance naming the Association as an additional insured in the amount of \$1 million dollars may be adjusted upward in the discretion of the Association upon good cause upon 30 days notice;

(f) Assure that the owner will reimburse the association for the actual cost of any increased insurance premium amount attributable to the electric vehicle charging station within 14 days after receiving the association's insurance premium invoice; and,

3. THEREFORE, BE IT FINALLY RESOLVED, that:

(a) The Association shall adopt an electric vehicle charging station approval application form within a reasonable speed, and such form shall require an owner's continuing assurances to meet applicable requirements and periodic showings that the owner satisfies safety, maintenance, and insurance requirements;

(b) After a completed application is submitted and all questions posed by the Association or its experts to the satisfaction of the Association, the Association shall have 45 days to grant final approval or issue disapproval;

(c) In the event a unit is to be sold which has an electric vehicle charging station in its limited common element, the station shall be removed or disabled at the selling owner's cost unless the proposed purchaser submits with the application for approval of the sale, an electric vehicle charging station approval application form and satisfies the

same requirements applicable to a new installation prior to operation of the station by a new owner; the Association may require assurances that the station complies with the standards set forth above, including insurance, including any upgraded requirements;

(e) In the event a unit is rented which has an electric vehicle charging station in its limited common element, the station shall be removed or disabled at the renting owner's cost unless the owner and proposed tenant submits with the application for approval of the lease, an electric vehicle charging station approval application form and satisfies the same requirements applicable to an owner seeking approval of a new installation prior to operation of the station by the tenant; the Association may require assurances that the station complies with the standards set forth above, including insurance, including any upgraded requirements; the tenant will provide proof of meeting insurance requirements, in addition to that provided by the unit owner; and,

(f) The Association shall develop requirements regarding safety, periodic safety inspections and certifications, and requirements based upon experience and subsequent statutory amendments.

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