

Electric Vehicle (EV) Charging Station Policy

OCSCC No. 1004



**This policy was passed on September 17, 2018 by the Board of
Directors of OCSCC No. 1004**

OCSCC 1004
Electric Vehicle (EV) Charging Station Policy

1. An Owner who has exclusive use of the parking space and is wishing to install an “EV Charging Station” may request written approval from the Condo Board to install an EV Charger and associated electrical infrastructure, including circuit breakers, conduit, wiring, and other required equipment accessible to the EV Parking Space for the purpose of charging an electric vehicle with related EV Charging Services. In making such request, the EV Owner will provide to the Condo Board a written description of the EV Charger, the proposed design and installation, and any other documents or plans provided by the EV charging service provider, and as requested by the Condo Board.

Your EV Charger will be wired/connected to common electrical power and therefore, you are required to sign the “EV Charging Agreement” before the Board of Directors authorizes the installation of the “EV Charging Station.”

2. The Condo Board will approve a request to enable EV Charging in an assigned parking space if the following conditions are met:
 - a. The EV Charger model and any supporting software services are from an “Approved Charging Service Provider” compatible with the billing and energy management system chosen by the Condo Board.
 - b. The Condo Board receives confirmation from an electrical contractor that the electrical capacity of the property can support the EV Charger
 - c. The EV Owner signs an “EV Charging Agreement” on terms to be determined by the Condo Board.
 - d. The EV Owner signs a *Condominium Act* Section 98 Agreement.

EV CHARGING AGREEMENT
TERMS FOR EV CHARGING STATION INSTALLATION - UNIT EXCLUSIVE USE

- a) The EV Owner will pay for all costs related to the installation of the Condo Board-approved EV Charger in the Unit Owner's own parking space and will pay for the cost of all future repairs, maintenance, and upgrades to the EV Charger;
- b) The EV Owner will obtain all necessary permits and comply with all applicable laws;
- c) The EV Owner will comply with all the rules of the Corporation;
- d) The EV Owner will retain qualified contractors for the purpose of installing the EV Charger;
- e) The EV Owner will indemnify and save harmless the Corporation for any costs, loss or expense of whatever kind which the Corporation or the Approved Charging Service Provider may sustain in connection with the installation and use of the Charging Equipment;
- f) The EV Owner will agree to pay session fees set by the EV Charging Service Provider which may be in the form of a \$/kwh rate or \$/hour rate (as allowed by law) to defray the cost of common area electricity and other costs incurred to enable EV charging.
- g) The EV Owner agrees to maintain an account in good standing with EV Charging Service Provider and pay for session fees. Otherwise, the Condo Board reserves the right to turn off power to the Charging station.
- h) The EV Owner will be the owner of the EV Charger and may remove the Charger at any time. If the EV Owner wishes to have the EV Charger removed, the EV Owner will pay for the removal, including any repair that must be done to restore the common area to its original condition.
- i) The EV Owner will maintain insurance as part of their own Unit Owner's property policy, and must confirm via their insurance provider to the Condo Board that the extension of coverage for the "EV Charging Station" has been applied.
- j) The EV Owner may sell the EV Charger to a New Owner as a condition of sale without removing the EV Charger, provided the New Owner agrees to sign the EV Charging Agreement and a *Condominium Act* Section 98 Agreement. If the New Owner wishes to have the EV Charger removed as part of the agreement of sale, the EV Owner will be responsible for the removal, including any repair that must be done to restore the common area to its original condition.
- k) Any wiring, conduit or other electrical or wireless communication equipment installed in the common area required for the installation of the EV Charger will be owned by the

Charging Service Provider. The Condo Board reserves the right to charge current EV Owners for costs associated with installation.

- l) Notwithstanding the above, per the *Condominium Act* Section 97 (4), the Condo Board may make major alterations to the common elements, if owners who own at least 66 2/3 percent of the units of the corporation vote in favour of approving such changes, and hence would include the installation of EV charging stations.

Unit Number: _____
Owner Signature: _____
Date: _____

Unit Number: _____
Owner Signature: _____
Date: _____

Board of Director's Signature: _____
Date: _____

Board of Director's Signature: _____
Date: _____