



*Give us a call, we're here to
answer your questions and
help you figure it all out!*

Manager's Guide: Electric Vehicle Charging Stations

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What Managers Should Know About Electric Vehicle Charging Stations...

General Information

NJSA 45:22A-48.4 establishes, in part, that Community Associations cannot prohibit installation of EV chargers, even if work on Common Elements is required to install it. If a resident makes an application to install an EV Charger, the Association has only 60 days to respond. If the Association does not respond timely, the applicant will be allowed to install an EV Charger. Associations can, however, establish reasonable policies and standards for EV Charger installations, and reasonable costs associated with EV Charger installations can be charged to the applicant including:

- ⚡ Infrastructure improvements
- ⚡ Increased electric capacity
- ⚡ Removal at move-out
- ⚡ Insurance & indemnification

Common Area Chargers

An Association can install common EV Charging stations for use by residents which can be a source of revenue for the Association. Available chargers may increase resales and property values. Grants and subsidies may be available to help offset installation costs.

Don't Wait

Engage with your professionals now to prepare EV Charging Policy and Standards. Management should educate the Board regarding EV Charging laws and state and federal goals and policies. It is important to engage with professionals that understand application of these laws on behalf of your association.

First Steps

- ⚡ Conduct a survey to gauge interest in EV Charging
- ⚡ Engage Engineers to determine available electric capacity.
- ⚡ Consider both individual and common areas Chargers
- ⚡ Prepare a "master plan" for electric and infrastructure improvements which will be necessary now and in the future.
- ⚡ Establish standards for individual EV Charging Stations, so that the Association can respond in 60 days.

Speak with your Attorney about:

- ⚡ Policy Resolution and standards for EV Chargers; and
- ⚡ State and local requirements for EV Charging installations

If you have any questions, call Morris Engineering. We are here to be a resource to you and your community.



We can be with you every step of the way...

Morris Engineering is available to work with you to review the Association's needs, goals and budgets for EV Charging. We can evaluate the current infrastructure and provide options for implementing a scalable and updatable system. We can work with the management and legal counsel to develop a comprehensive policy and practical standards, plans and details for charger installations. As applications for EV Charger installations come in, we can assist the Association in review and response, within the 60-day window. We can also inspect installations to assure compliance with the Association's requirements. If the Association is considering infrastructure improvements to support EV Charger installations, we provide Design Plans, Specifications or a Request For Proposal for the work.

Or, just invite us to a meeting to discuss what this is all about.

EV Charging Stations Checklist

Engage professionals to prepare an EV Charging Policy and Standards

Management

- Educate the Board regarding EV Charging laws and state and federal goals and policies
- Engage with professionals that understand application of these laws to Associations
- Consider a survey to membership to gauge interest in EV Charging on the property
- Have a "hand-out" for applicants that explains the Policy, Standards, details, and fees for charger installation

Engineering

- Determine current electric capacity within your community/building
 - This applies to HOAs, as well. Attached units or neighborhoods may not have adequate capacity for everyone to add a charger.
- Prepare a "master plan" for what electric and infrastructure improvements will be necessary now and in the future.
- Establish standards for individual EV Charging Stations so the Association can respond in the 60-day window.
- Make plans for common EV Charging Stations, so there can be an efficient approach to installation

Legal Counsel

- Review state and local requirements regarding EV Charging installations with Board
- Prepare a policy resolution for EV Charging installation, both individual and common