



## Amendment No.3

17 from installing an electric vehicle charging station within the  
18 boundaries of the unit owner's limited common element parking  
19 area. The board of administration of a condominium association  
20 may not prohibit a unit owner from installing an electric  
21 vehicle charging station for an electric vehicle as defined in  
22 s. 320.01, F.S. within the boundaries of his or her limited  
23 common element parking area provided that the installation shall  
24 be subject to the provisions of this subsection.

25 (b) The installation may not cause irreparable damage to  
26 the condominium property.

27 (c) The charges for electricity shall be separately  
28 metered and payable by the unit owner installing an electric  
29 vehicle charging station.

30 (d) The costs of installation, operation, maintenance and  
31 repair, including, but not limited to, hazard and liability  
32 insurance for the electric vehicle charging station shall be  
33 borne by the unit owner installing the electric vehicle charging  
34 station and the association may use the provisions of s. 718.116  
35 to enforce payment of such costs.

36 (e) The cost of removal of the electric vehicle charging  
37 station shall be borne by the unit owner installing the electric  
38 vehicle charging station if the unit owner or its successor  
39 decides that there is no longer a need for the electric vehicle  
40 charging station. The association may use the provisions of s.  
41 718.116 to enforce payment of such costs.

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42 (f) The association may require the unit owner to:

43 1. Comply with bona fide safety requirements, consistent  
44 with applicable building code or recognized safety standards,  
45 for the protection of persons and property;

46 2. Comply with reasonable architectural standards adopted  
47 by the association that govern the dimensions, placement or  
48 external appearance of the electric vehicle charging station,  
49 provided that such standards may not prohibit the installation  
50 of such station or substantially increase the cost thereof;

51 3. Engage the services of a duly licensed and registered  
52 electrical contractor or engineer familiar with the installation  
53 and core requirements of an electric vehicle charging station;

54 4. Provide a certificate of insurance naming the  
55 association as an additional insured on the owner's insurance  
56 policy for any claim related to installation, maintenance, or  
57 use of the electric vehicle charging station within 14 days  
58 after receiving the association's approval;

59 5. Reimburse the association for the actual cost of any  
60 increased insurance premium amount attributable to the electric  
61 vehicle charging station within 14 days after receiving the  
62 association's insurance premium invoice.

63 (g) The association shall be deemed to provide an implied  
64 easement across the common elements to the unit owner for the  
65 installation of the electric vehicle charging station and any  
66 necessary equipment for the furnishing of electrical power to

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67 | the electric vehicle charging station, subject to the  
68 | requirements of this subsection.

69 | Section 4. Subsection (2) of section 718.121, Florida  
70 | Statutes, is amended to read:

71 | 718.121 Liens.-

72 | (2) Labor performed on or materials furnished to a unit  
73 | shall not be the basis for the filing of a lien pursuant to part  
74 | I of chapter 713, the Construction Lien Law, against the unit or  
75 | condominium parcel of any unit owner not expressly consenting to  
76 | or requesting the labor or materials. Labor performed on or  
77 | materials furnished for the installation of a electric vehicle  
78 | charging station pursuant to s. 718.113(8) shall not be the  
79 | basis for filing a lien under part I of chapter 713 against the  
80 | association, but such a lien may be filed against the unit.

81 | Labor performed on or materials furnished to the common elements  
82 | are not the basis for a lien on the common elements, but if  
83 | authorized by the association, the labor or materials are deemed  
84 | to be performed or furnished with the express consent of each  
85 | unit owner and may be the basis for the filing of a lien against  
86 | all condominium parcels in the proportions for which the owners  
87 | are liable for common expenses.

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**T I T L E A M E N D M E N T**

COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/CS/HB 841 (2018)

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92           Between lines 20 and 21, insert:  
93   providing that an association may not prohibit a unit owner from  
94   installing an electric vehicle charging station; providing  
95   framework and limitations when an owner installs an electric  
96   vehicle charging station; amending s. 718.121, F.S.; providing  
97   that an installation of an electric vehicle charging station  
98   shall not be the basis for a lien against an association but may  
99   be the basis of a lien against a unit;