

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.

Amendment No.3

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

Amendment No.3

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.

88

89

90

91

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

COMMITTEE/SUBCOMMITTEE AMENDMENT

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

Amendment No.3

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;