

SAMPLE Electric Vehicle Charging Bylaw for Charging in Exclusive Stalls

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- [Amending Strata Bylaws](#)
- [Placing a Resolution at a General Meeting](#)

STRATA PLAN [Number – Name]

ELECTRIC VEHICLES BYLAW

PREAMBLE: The Owners, Strata Plan [Number] (the “Strata Corporation”) proposes to amend its bylaws to allow for the use and charging of electric vehicles by owners, occupants, and tenants who own electric vehicles.

BE IT RESOLVED by a ¾ Vote that:

1. The bylaws of the Strata Corporation be amended to add the following as Bylaw [Number]:
 - a. *An owner (the “EV Owner”) who has the exclusive use of a parking stall (the “EV Parking Stall”) may request written consent from the Strata Council to install electrical supply, distribution and an associated electrical outlet accessible to the EV Parking Stall for the purpose of charging an electric vehicle in the EV Parking Stall. In making such request, the EV Owner will provide to the Strata Council a written description of the proposed charging equipment (the “Charging Equipment”), the proposed design and installation, and any other documents or plans requested by the Strata Council;*
 - b. *The Strata Council will grant consent pursuant to (a) above provided that:*
 - i. *The Strata Council is of the opinion that its existing systems will support the Charging Equipment; and*
 - ii. *The EV Owner signs an Alteration and Indemnity Agreement on terms to be determined by the Strata Council, including the following:*
 1. *The EV Owner will pay for all costs related to the installation of the Charging Equipment and will pay for the cost of all future repairs, maintenance, and upgrades to the Charging Equipment;*
 2. *The EV Owner will obtain all necessary permits;*
 3. *The EV Owner will comply with all applicable laws;*
 4. *The EV Owner will comply with all bylaws of the Strata Corporation;*
 5. *The EV Owner will retain qualified contractors for the purpose of installing the Charging Equipment; and*

6. *The EV Owner will indemnify and save harmless the Strata Corporation for any costs, loss or expense of whatever kind which the Strata Corporation may sustain in connection with the installation and use of the Charging Equipment;*

c. *Upon installation of the Charging Equipment:*

i. *If in the opinion of the Strata Council the Charging Equipment can be removed with minimal damage to the common property, the EV Owner will be the owner of the Charging Equipment, and:*

1. *may remove the Charging Equipment at any time; and*
2. *will remove the Charging Equipment upon sale of the strata lot owned by the EV Owner;*

provided that the EV Owner will promptly restore any damage to the common property upon such removal of the Charging Equipment, and provided that the Strata Corporation will own the Charging Equipment if the EV Owner does not remove the Charging Equipment in accordance with 2 above;

ii. *If in the opinion of the Strata Council the Charging Equipment cannot be removed without damaging the common property, the Strata Corporation will be the owner of the Charging Equipment;*

iii. *Any wiring required for the purpose of the Charging Equipment will be owned and maintained by the Strata Corporation;*

d. *All electricity costs of the Strata Corporation with respect to the Charging Equipment will be dealt with as follows:*

i. *[determined by direct metering of the power consumed using internal meter available in some charging station models or a dedicated revenue grade meter]*

ii. *The Strata Corporation will charge to the EV Owner a user fee in the amount of \$[_____] on account of the use of electricity with respect to the Charging Equipment*

iii. *[estimated for each EV owner based on his or her reported annual mileage and using an electricity cost estimate tool provided by the Canadian Automobile Association <http://electricvehicles.caa.ca/electric-vehicle-cost-calculator/>]*

2. The Strata Council of the Strata Corporation (the "Strata Council") take all such further actions as are required to register the amendments set out in this Resolution (the "Amendments") with the Land Title Office, including but not limited to filing a Form I, Amendment to Bylaws.

3. Any two members of the Strata Council execute such documents as are required to register the Amendments in the Land Title Office on behalf of the Strata Corporation.

4. To the extent that the installation of the Charging Equipment and use of the EV Parking Stall constitutes a significant change to the use or appearance of the common property, such change is approved in accordance with Section 71 of the Strata Property Act.