

Steeplechase of Naples Electric Vehicle Charging Station Policy

As personal electric vehicles are becoming increasingly popular, Steeplechase needs to create a policy to address how those vehicles are charged by owners on premises. The goal of this policy is to make charging safe and effective for all residents who choose to purchase an electric car.

Please note that all expenses associated with installing electric vehicle charging stations are the sole responsibility of the individual unit owners as are any costs associated with the removal of a charger from a unit once the owner no longer uses it, unless a new owner wishes to keep the station. Then, the electric charging station would be the responsibility of the new owner.

All charging stations must draw power from the owner's breaker box, and all utility charges associated with the charging of an electric vehicle are the sole responsibility of the unit owner.

Installation in a garage:

The Steeplechase board of directors strongly prefers installation of a charging station inside a unit's garage. That does not mean the vehicle must be charged while in the garage, charging could be done on the driveway, but the charging station is mounted on a wall inside and the cords kept inside when not in use.

Prior to installation, a unit owner must submit the "Request for Electric Vehicle Charging Station" application to the association's management company and receive the Board of Director's approval. The application includes:

- A basic sketch of the installation location of the charging station
- Brand and model of charging station to be installed
- Name of licensed electrical contractor
- Copy of contractor's business license and certificate of insurance*

Installation on exterior of the building:

While not recommended by the Steeplechase condominium association, installing a charging station on the exterior of the building is not prohibited by Florida statutes. All exterior installations must be reviewed and approved by the Board of Directors at a regularly scheduled meeting prior to work commencement.

Because Southwest Florida is often beset with heavy rain events, all outdoor charging stations must have a NEMA 4-level enclosure rating. It is the obligation of the installing owner to provide sufficient documentation to the board to prove the charging station and its installation meets these requirements.

In addition to the above, prior to installation the unit owner must submit the "Request for Electric Vehicle Charging Station" application to the association's management company along with:

- A detailed drawing of the location of the station.
- Brand and model of charging station to be installed.
- Name of licensed electrical contractor.
- Copy of contractor's business license and certificate of insurance.
- Certificate of insurance naming the association as an additional insured. [For exterior installation: Owner must provide a certificate of insurance naming the association as an additional insured on the owner's insurance policy for any claim related to the installation, maintenance or use of the electric vehicle charging station within 14 days after receiving the association's approval to install such charging station or notice to provide such a certificate.]