

Legislative Analysis



ALLOW CONDOMINIUM ASSOCIATIONS TO PERMIT ELECTRIC VEHICLE CHARGER INSTALLATION

Phone: (517) 373-8080
<http://www.house.mi.gov/hfa>

House Bill 5109 as introduced
Sponsor: Rep. Kevin Coleman
Committee: Local Government and Municipal Finance
Complete to 10-24-23

Analysis available at
<http://www.legislature.mi.gov>

SUMMARY:

House Bill 5109 would amend the Condominium Act to allow condominium owners to install an electric vehicle charging station for their unit under certain circumstances.

Under the act, condominium co-owners generally cannot do anything to change the exterior appearance of their unit or another portion of the condominium project unless the change is permitted by the terms and conditions of the condominium documents. (Improvements and modifications can be made, however, to increase accessibility for disabled individuals.)

House Bill 5109 would permit a condominium association to allow a co-owner to install *electric supply equipment* at their parking space, subject to any prohibitions and restrictions in the condominium documents, if it is attached to their unit and the co-owner agrees to do all of the following:

- Pay for the installation, maintenance, repair, and replacement of the equipment until it is removed.
- Pay for the restoration of any damage to the condominium after the equipment has been removed.
- Pay all costs associated with the equipment's electricity usage.
- Disclose to prospective buyers that the equipment is installed and any responsibilities pertaining to the equipment (as described above).

Electric supply equipment would mean a machine or other device located in Michigan that is supplied with electricity and designed or used for placing or delivering electricity into the battery storage system of a motor vehicle. Effectively, it would mean a charging station for electric vehicles.

A co-owners' association could establish standards and requirements for the installation of the equipment, such as the payment of any costs associated with electricity usage.

MCL 559.147

FISCAL IMPACT:

The bill would have no fiscal impact for the Department of Labor and Economic Opportunity or for local units of government.

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