

March 21, 2023

PROPOSED AMENDMENTS TO ENGROSSED HOUSE BILL NO. 1310

Page 1, line 9, replace "that" with "on the number, size, location, and manner of placement or installation of an electric vehicle charging station on the common or limited common area which"

Page 1, line 10, replace "its" with "the"

Page 1, line 11, after "performance" insert "of the electric vehicle charging station"

Page 2, line 12, remove "a common area or in"

Page 2, line 16, after "installation" insert "in a limited common area"

Page 2, line 23, remove "and"

Page 2, line 25, after "station" insert "; and"

- (5) Comply with any other reasonable regulations, including regulations on the number, size, location, and manner of placement or installation of electric vehicle charging stations on the limited common area, as required by the administrative body governing the condominium

Page 3, line 4, remove "and"

Page 3, line 5, after "(4)" insert "Other costs not listed in this subsection which may arise; and"

(5)"

Page 3, line 7, remove ", whether located within a unit or within a"

Page 3, line 8, remove "common area or limited common area."

Page 3, after line 17, insert:

- "e. This section does not prohibit the administrative body governing a condominium from imposing reasonable regulations on the number, size, and manner of placement of an electric vehicle charging station in common areas or limited common areas.
- f. The administrative body governing the condominium may deny the installation of an electric vehicle charging station based on bona fide safety requirements, consistent with an applicable building code or recognized safety standard, for the protection of persons and property."

Page 3, line 22, after the underscored period insert "The administrative body governing the condominium may deny the installation of an electric vehicle charging station if a reasonable area is not available or the area cannot be reasonably accessed by the owner."

Page 4, line 4, remove "In any action by a unit owner requesting to have an electric vehicle charging station"

Page 4, remove line 5

Page 4, line 6, replace "awarded reasonable attorney's fees if the unit owner prevails" with "Any unit owner installing an electric vehicle charging station shall indemnify and hold the administrative body governing the condominium harmless from all liability, including reasonable attorney's fees incurred by the administrative body governing the condominium resulting from a claim arising out of the installation, maintenance, operation, or use of the electric vehicle charging station"

Renumber accordingly