



Electric Vehicle Charging Solutions at Multi-Unit Dwellings

Offering electric vehicle charging at multi-unit dwellings can be a challenge for a number of reasons, however, in most cases, there’s a workable solution available.

Plug-in electric vehicles (PEVs) offer drivers many benefits over conventional vehicles including low operating and fuel costs, low-to-no tailpipe emissions and a thrilling driving experience. Most electric vehicle drivers prefer the low cost and high convenience of charging at home – using a standard household outlet or a Level-2 charging station.

However, charging at multi-unit dwellings can present unique challenges including approval from numerous stakeholders, complex installation, and unique parking configurations. Most of the time, these challenges can be overcome with creative policies to meet the unique needs of the building and home owner association (HOA).

The primary decisions to be made include:

- » Where to install charging: assigned parking spaces, shared parking spaces or valet parking
- » Who pays for the installation: electric vehicle owner, HOA or charging station service provider

- » Who pays for electric use: electric vehicle owner or HOA
- » How are fees allocated: estimated flat fee, exact amount (through smart charging equipment or meter), or treated as an amenity with no additional cost to the user

Numerous multi-unit dwellings have already implemented policies across the state and many more are currently working through the process. In addition, there are companies entering this relatively new market and offering products and services to address the unique challenges of charging at multi-unit dwellings potentially easing the process even further.

Examples of Electric Vehicle Charging Approaches at Florida Condominiums

Property	City	Charging location	Payment policy	
			Installation	Usage
Golden Gate Point	Sarasota	Owner’s assigned parking space	Owner	\$45 flat fee per month
Moonspinner Condominiums	Panama City	Shared	HOA	HOA
Coral Lakes	Boynton Beach	Owner’s assigned parking space	Owner	Owner’s electrical meter
The Laurentians	Naples	Owner’s assigned parking space	Owner	HOA
Island Sun Condominiums	Treasure Island	Owner’s assigned parking space	Owner	Owner’s electrical meter
Gulfview Club, The Arlington	Marco Island, E. Naples	Current: Shared Level 1 outlet Future: Assigned Level 1 outlet	HOA	\$10 flat fee per month

Note: Information self-reported by electric vehicle owners who are residents of these buildings. Please treat information as directional in nature.

ADDITIONAL RESOURCES:

FPL.com/electricvehicles
electric-vehicles@FPL.com

DriveElectricFlorida.org
driveelectricflorida@gmail.com