



AIDE-MEMOIRE

CHARGING STATIONS IN CO-OWNERSHIPS

The installation of a charging station in the parking OR the garage of a co-ownership requires that consideration be given to:

- The location of the charging station;
- The equipment of connection to the grid;
- The ownership of the parking;
- The ownership of the equipment;
- The cost allocation;
- Holding a general meeting of the co-owner;
- An amendment to the Declaration of co-ownership.

For the installation of condo charging stations, there are **THREE** possible management solutions:

OPTION I: PER USER (CO-OWNER):

- The ideal simple solution: each charging station is connected to the HQ panel of each dwelling;
- No impact on the common distribution network;
- No intervention from the manager/syndicate;
- In such cases a DCC (a brand of an electric vehicle energy management system) is installed: it allows the connection of a charging station to the HQ electrical panel of the dwelling (it regulates the consumption of the dwelling/ charging station);
- Unfortunately, for technical, budgetary, and aesthetic reasons, it is not always possible (electrical rooms on high-rise floors).

OPTION II: BY THE MANAGER/SYNDICATE:

- Implementation of a third distribution network as a common infrastructure equipped with a dedicated HQ meter;
- A new electrical panel is to be dedicated to the charging stations and paid for by the syndicate;
- Gradually, the charging stations are connected thereto;
- To re-invoice fairly without becoming a vendor of electricity, (prohibited by law) one must install sub-meters allowing the syndicate to divide the global invoice between the various users;
- To this end, the sub-meters need to be approved by Measurements Canada (Innovation, Science and Economic Development Canada) as part of an Application for a Registered Supplier Certificate;
- The syndicate will monitor monthly the consumption of each charging station and invoice the co-owner(s) accordingly.

OPTION III: BY THE SUPPLIER OF THE ELECTRICAL CHARGING STATION:

- Same structure as above but allowing for a business opportunity: rather than the syndicate handling the sub-metering, the supplier takes care of it;
- The charging station supplier will invoice the end user directly;
- Each month, the supplier collects the funds and sends a global check to the syndicate in order to pay its electrical invoice;
- The service is subject to a fee. Rates are approx. \$20 per month per charging station .

In the case of such an installation, a deed of amendment of the declaration of co-ownership is essential for several reasons because it shall provide:

- 1)** The Identification, qualification (Common Portion, Common Portion for Restricted Use or Private Portion) and the allocation (in the case of Common Portions for Restricted Use) of the various equipment allowing the power supply of their vehicle;
- 2)** The Allocation of the charges for the installation and use of the equipment;
- 3)** The Procedure for installing new charging stations, when required.

Contact us at:

(514) 287-9535

questioncondo@djcllegal.com

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