



# Installing ev chargers at condos

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In today's electrifying age, EV (electric vehicle) charging stations have emerged as indispensable amenities for condominiums and Homeowners Associations (HOAs). EV charging for condo buildings is no longer just a nice-to-have, but a need-to-have. With electric transportation witnessing an unprecedented boom, it's paramount for communities to offer easy and convenient charging solutions to residents. This article guides board members through a specialized EV charging solution tailored for condos and HOAs, accentuating its benefits and the prerequisites for successful installation and resident satisfaction.

When installing EV charging solutions in multi-unit residences, it's not uncommon for the Condo Board or HOA to be intricately involved or take the lead in creating a solution to address these needs, necessitating a comprehensive policy. The installation process often pivots into a negotiation phase between the tenant and the HOA, during which expert advisors can provide insights into the practicality of the intended setup.

You may not find a perfect solution, but here are some goals to look for when consulting with EV charging station installers, especially when considering the cost to install EV chargers in condos. Direct-to-owner billing solutions do exist and can provide a few unique advantages as opposed to the HOA or Condominium administering its own EV Charging installation and billing program. Benefits of direct billing include:

With a surge in demand from condo buyers, this sort of approach takes some of the onus off the Board and its management and shifts the focus to those who need or want the service to be part of the path forward. One charging and energy management company that has solutions worth investigating is Wallbox. Check out their [whitepaper on solutions for HOAs](#)

A pivotal aspect of EV charging is to ensure the electricity consumed is billed to the user, preventing any communal electricity overheads. Ideally, find a solution that adopts a straightforward method known as the "meter tap." This recognized method connects directly to the unit's main circuit at its meter, resulting in:

By harnessing the "meter tap" methodology, each installation remains exclusive to its respective unit, ensuring no financial encumbrances on the Condo Board or HOA. This means the Association does not need to install additional circuits to increase its capacity supply into the building which can save between \$10,000 and \$25,000 in up front installation costs alone. This procedure also offers economies of scale for labor when commissioning additional units, and streamlines permit-related expenses.

For larger communities that may contemplate EV charger installations across all parking spaces, it's essential to realize that this may not be feasible without significant service upgrades. A more pragmatic strategy is to install a select number of chargers within the confines of the building's existing electrical



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capacity. Modern chargers, capable of communicating via WIFI, can judiciously regulate charging based on real-time demand, ensuring judicious power consumption.

Considering an EV charging solution for your community? Before you contact an installer, come up with a list of desired objectives and ensure you gather:

The future is electric, and as EVs entrench themselves in our daily lives, the clamor for accessible charging stations in condos and HOAs will only grow louder. Condo EV charging is here to stay. Opting for a well-rounded, transparent, and efficient EV charging solution can herald a seamless transition for communities, steering them confidently into an electrified future. RISE Association Management is your partner in this future. Learn more about our services here and contact us at 713-936-9200 or [email&#160;protected] to discuss your needs.

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