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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 1125 Session of  
2024

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INTRODUCED BY KANE, FONTANA, HAYWOOD, COMMITTA, COSTA,  
CAPPELLETTI, BREWSTER AND STREET, MAY 1, 2024

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REFERRED TO TRANSPORTATION, MAY 1, 2024

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AN ACT

1 Amending Title 68 (Real and Personal Property) of the  
2 Pennsylvania Consolidated Statutes, in creation, alteration  
3 and termination of condominiums, providing for electric  
4 vehicle charging stations; in creation, alteration and  
5 termination of cooperatives, providing for electric vehicle  
6 charging stations; and, in creation, alteration and  
7 termination of planned communities, providing for electric  
8 vehicle charging stations.

9 The General Assembly of the Commonwealth of Pennsylvania  
10 hereby enacts as follows:

11 Section 1. Title 68 of the Pennsylvania Consolidated  
12 Statutes is amended by adding sections to read:

13 § 3224. Electric vehicle charging stations.

14 Notwithstanding contrary provisions of a declaration or  
15 bylaws of a condominium:

16 (1) A unit owner may submit an application to install an  
17 electric vehicle charging station for the personal,  
18 noncommercial use of the unit owner, in compliance with the  
19 requirements of this section:

20 (i) in a space assigned to the unit and used for the  
21 parking or storage of automobiles, trucks, boats, campers

1 or other vehicles; or

2 (ii) in a limited common element with the written  
3 approval of the unit owner of each unit to which use of  
4 the limited common element is reserved.

5 (2) A unit owners' association may not prohibit  
6 installation or use of a charging station installed and used  
7 in compliance with the requirements of this section.

8 (3) When the unit owner complies or agrees to comply  
9 with the requirements of this section, the unit owners'  
10 association shall approve the completed application within 60  
11 days after the unit owner submits the application unless the  
12 delay in approving the application is based on a reasonable  
13 request for additional information.

14 (4) In addition to such other reasonable rules and  
15 regulations as the unit owners' association may adopt, the  
16 unit owners' association:

17 (i) May require a unit owner to submit an  
18 application before installing a charging station.

19 (ii) May require the charging station to meet the  
20 architectural standards of the condominium.

21 (iii) May impose reasonable charges to recover costs  
22 of the review and permitting of the charging station.

23 (iv) May impose reasonable restrictions on the  
24 installation and use of the charging station that do not  
25 significantly increase the cost of the charging station  
26 or significantly decrease the efficiency or performance  
27 of the charging station.

28 (5) The charging station must be installed by a  
29 qualified electrician that:

30 (i) has completed a State registered electrician

1 apprenticeship program; and

2 (ii) is in compliance with all applicable State or  
3 municipality codes, regulations and ordinances regarding  
4 electricians.

5 (6) The unit owner is responsible for:

6 (i) All costs associated with installation and use  
7 of the charging station, including:

8 (A) The cost of electricity associated with the  
9 charging station.

10 (B) The cost of any damage to general common  
11 elements, limited common elements and areas subject  
12 to the exclusive use of other unit owners that  
13 results from the installation, use, maintenance,  
14 repair, removal or replacement of the charging  
15 station.

16 (C) Filing reports with the Department of  
17 Revenue as required under 75 Pa.C.S. Ch. 90 (relating  
18 to liquid fuels and fuels tax).

19 (ii) Disclosure to a prospective buyer of the unit  
20 of the existence of the charging station and the related  
21 responsibilities of the unit owner under this section.

22 (7) If the unit owners' association reasonably  
23 determines that the cumulative use of electricity in the  
24 condominium attributable to the installation and use of  
25 charging stations requires the installation of additional  
26 infrastructure improvements to provide the condominium with a  
27 sufficient supply of electricity, or if the unit owners'  
28 association reasonably determines that other improvements are  
29 reasonably necessary for the safe use and operation of the  
30 charging stations, the unit owners' association may condition

1 approval on the unit owner bearing the expense of the cost of  
2 the additional improvements against the unit of each unit  
3 owner that seeks permission to install a charging station.

4 (8) Unless the unit owner and the unit owners'  
5 association agree otherwise:

6 (i) A charging station installed under this section  
7 is deemed to be the personal property of the unit owner  
8 of the unit with which the charging station is  
9 associated.

10 (ii) The unit owner must remove the charging station  
11 and restore the premises to the condition before  
12 installation of the charging station before the unit  
13 owner transfers ownership of the unit, unless the  
14 prospective buyer of the unit accepts ownership and all  
15 rights and responsibilities that apply to the charging  
16 station under this section.

17 (9) Installation of the charging station shall minimally  
18 require the following:

19 (i) A pedestal, or similar, charging station that is  
20 hard-wired into the electrical system that must be a  
21 certified electrical product.

22 (ii) If the unit owner owns the charging station,  
23 the unit owner shall:

24 (A) Maintain a homeowner liability insurance  
25 policy in an amount not less than \$1,000,000 that  
26 includes coverage of the charging station.

27 (B) Name the unit owners' association as a named  
28 additional insured under the policy with a right to  
29 notice of cancellation of the policy.

30 (10) In an action between a unit owner and a unit

1 owners' association to enforce compliance with this section,  
2 the prevailing party is entitled to an award of attorney fees  
3 and costs.

4 § 4222. Electric vehicle charging stations.

5 Notwithstanding contrary provisions of a declaration or  
6 bylaws of a cooperative:

7 (1) A proprietary lessee may submit an application to  
8 install an electric vehicle charging station for the  
9 personal, noncommercial use of the proprietary lessee, in  
10 compliance with the requirements of this section:

11 (i) in a space assigned to the unit and used for the  
12 parking or storage of automobiles, trucks, boats, campers  
13 or other vehicles; or

14 (ii) in a limited common element with the written  
15 approval of the proprietary lessee of each unit to which  
16 use of the limited common element is reserved.

17 (2) An association may not prohibit installation or use  
18 of a charging station installed and used in compliance with  
19 the requirements of this section.

20 (3) When the proprietary lessee complies or agrees to  
21 comply with the requirements of this section, the association  
22 shall approve the completed application within 60 days after  
23 the proprietary lessee submits the application, unless the  
24 delay in approving the application is based on a reasonable  
25 request for additional information.

26 (4) In addition to such other reasonable rules and  
27 regulations as the association may adopt, the association:

28 (i) May require a proprietary lessee to submit an  
29 application before installing a charging station.

30 (ii) May require the charging station to meet the

1 architectural standards of the condominium.

2 (iii) May impose reasonable charges to recover costs  
3 of the review and permitting of the charging station.

4 (iv) May impose reasonable restrictions on the  
5 installation and use of the charging station that do not  
6 significantly increase the cost of the charging station  
7 or significantly decrease the efficiency or performance  
8 of the charging station.

9 (5) The charging station must be installed by a  
10 qualified electrician that:

11 (i) has completed a State registered electrician  
12 apprenticeship program; and

13 (ii) is in compliance with all applicable State or  
14 municipality codes, regulations and ordinances regarding  
15 electricians.

16 (6) The proprietary lessee is responsible for:

17 (i) All costs associated with installation and use  
18 of the charging station, including:

19 (A) The cost of electricity associated with the  
20 charging station.

21 (B) The cost of any damage to general common  
22 elements, limited common elements and areas subject  
23 to the exclusive use of other proprietary lessees  
24 that results from the installation, use, maintenance,  
25 repair, removal or replacement of the charging  
26 station.

27 (C) Filing reports with the Department of  
28 Revenue as required under 75 Pa.C.S. Ch. 90 (relating  
29 to liquid fuels and fuels tax).

30 (ii) Disclosure to a prospective buyer of the unit

1 of the existence of the charging station and the related  
2 responsibilities of the proprietary lessee under this  
3 section.

4 (7) If the association reasonably determines that the  
5 cumulative use of electricity in the cooperative attributable  
6 to the installation and use of charging stations requires the  
7 installation of additional infrastructure improvements to  
8 provide the cooperative with a sufficient supply of  
9 electricity, or if the association reasonably determines that  
10 other improvements are reasonably necessary for the safe use  
11 and operation of the charging stations, the association may  
12 condition approval of the proprietary lessee bearing the  
13 expense of the cost of the additional improvements against  
14 the unit of each proprietary lessee that seeks permission to  
15 install a charging station.

16 (8) Unless the proprietary lessee and the association  
17 agree otherwise:

18 (i) A charging station installed under this section  
19 is deemed to be the personal property of the proprietary  
20 lessee of the unit with which the charging station is  
21 associated.

22 (ii) The proprietary lessee must remove the charging  
23 station and restore the premises to the condition before  
24 installation of the charging station before the  
25 proprietary lessee transfers ownership of the unit,  
26 unless the prospective buyer of the unit accepts  
27 ownership and all rights and responsibilities that apply  
28 to the charging station under this section.

29 (9) Installation of the charging station shall minimally  
30 require the following:

1           (i) A pedestal, or similar, charging station that is  
2 hard-wired into the electrical system that must be a  
3 certified electrical product.

4           (ii) If the proprietary lessee owns the charging  
5 station, the proprietary lessee shall:

6                   (A) Maintain a homeowner liability insurance  
7 policy in an amount not less than \$1,000,000 that  
8 includes coverage of the charging station.

9                   (B) Name the association as a named additional  
10 insured under the policy with a right to notice of  
11 cancellation of the policy.

12           (10) In an action between a proprietary lessee and an  
13 association to enforce compliance with this section, the  
14 prevailing party is entitled to an award of attorney fees and  
15 costs.

16 § 5224. Electric vehicle charging stations.

17           Notwithstanding contrary provisions of a declaration or  
18 bylaws of a planned community:

19           (1) A unit owner may submit an application to install an  
20 electric vehicle charging station for the personal,  
21 noncommercial use of the unit owner, in compliance with the  
22 requirements of this section:

23                   (i) in a space assigned to the unit and used for the  
24 parking or storage of automobiles, trucks, boats, campers  
25 or other vehicles; or

26                   (ii) in a limited common element with the written  
27 approval of the unit owner of each unit to which use of  
28 the limited common element is reserved.

29           (2) An association may not prohibit installation or use  
30 of a charging station installed and used in compliance with



1 the requirements of this section.

2 (3) When the unit owner complies or agrees to comply  
3 with the requirements of this section, the association shall  
4 approve the completed application within 60 days after the  
5 unit owner submits the application unless the delay in  
6 approving the application is based on a reasonable request  
7 for additional information.

8 (4) In addition to such other reasonable rules and  
9 regulations as the association may adopt, the association:

10 (i) May require a unit owner to submit an  
11 application before installing a charging station.

12 (ii) May require the charging station to meet the  
13 architectural standards of the planned community.

14 (iii) May impose reasonable charges to recover costs  
15 of the review and permitting of the charging station.

16 (iv) May impose reasonable restrictions on the  
17 installation and use of the charging station that do not  
18 significantly increase the cost of the charging station  
19 or significantly decrease the efficiency or performance  
20 of the charging station.

21 (5) The charging station must be installed by a  
22 qualified electrician that:

23 (i) has completed a State registered electrician  
24 apprenticeship program; and

25 (ii) is in compliance with all applicable State or  
26 municipality codes, regulations and ordinances regarding  
27 electricians.

28 (6) The unit owner is responsible for:

29 (i) All costs associated with installation and use  
30 of the charging station, including:

1           (A) The cost of electricity associated with the  
2           charging station.

3           (B) The cost of any damage to general common  
4           elements, limited common elements and areas subject  
5           to the exclusive use of other unit owners that  
6           results from the installation, use, maintenance,  
7           repair, removal or replacement of the charging  
8           station.

9           (C) Filing reports with the Department of  
10           Revenue as required under 75 Pa.C.S. Ch. 90 (relating  
11           to liquid fuels and fuels tax).

12           (ii) Disclosure to a prospective buyer of the unit  
13           of the existence of the charging station and the related  
14           responsibilities of the unit owner under this section.

15           (7) If the association reasonably determines that the  
16           cumulative use of electricity in the planned community  
17           attributable to the installation and use of charging stations  
18           requires the installation of additional infrastructure  
19           improvements to provide the planned community with a  
20           sufficient supply of electricity, or if the association  
21           reasonably determines that other improvements are reasonably  
22           necessary for the safe use and operation of the charging  
23           stations, the association may condition approval of the unit  
24           owner bearing the expense of the cost of the additional  
25           improvements against the unit of each unit owner that seeks  
26           permission to install a charging station.

27           (8) Unless the unit owner and the association agree  
28           otherwise:

29           (i) A charging station installed under this section  
30           is deemed to be the personal property of the unit owner

1 of the unit with which the charging station is  
2 associated.

3 (ii) The unit owner must remove the charging station  
4 and restore the premises to the condition before  
5 installation of the charging station before the unit  
6 owner transfers ownership of the unit, unless the  
7 prospective buyer of the unit accepts ownership and all  
8 rights and responsibilities that apply to the charging  
9 station under this section.

10 (9) Installation of the charging station shall minimally  
11 require the following:

12 (i) A pedestal, or similar, charging station that is  
13 hard-wired into the electrical system that must be a  
14 certified electrical product.

15 (ii) If the unit owner owns the charging station,  
16 the unit owner shall:

17 (A) Maintain a homeowner liability insurance  
18 policy in an amount not less than \$1,000,000 that  
19 includes coverage of the charging station.

20 (B) Name the association as a named additional  
21 insured under the policy with a right to notice of  
22 cancellation of the policy.

23 (10) In an action between a unit owner and an  
24 association to enforce compliance with this section, the  
25 prevailing party is entitled to an award of attorney fees and  
26 costs.

27 Section 2. This act shall take effect in 60 days.