



FLORIDA HOA & CONDOMINIUM EV CHARGING

QUICK REFERENCE GUIDE

A Practical Resource for HOA Boards, Condominium Associations,
Community Association Managers (CAMs), and Property Leadership Teams



WHY THIS GUIDE MATTERS

As electric vehicle ownership continues to grow throughout Florida, many community associations are receiving resident questions regarding EV charging access, infrastructure planning, parking considerations, and future community readiness.

This guide provides practical information for HOA Boards, Condominium Associations, Community Association Managers, and property leadership teams evaluating EV charging within homeowner and condominium communities.



WHAT THIS GUIDE COVERS

- ✓ Common questions from Boards and CAMs
- ✓ Governance and planning considerations
- ✓ Resident charging requests
- ✓ Infrastructure readiness factors
- ✓ Utility and incentive opportunities
- ✓ Future expansion planning
- ✓ Practical next steps



PREPARED BY
Connective Charging Solutions
Commercial EV Readiness & Infrastructure Planning

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WHAT BOARDS & CAMs ARE ASKING

The conversation around EV charging is shifting from individual resident requests to long-term community planning.



RESIDENT REQUESTS

- Can residents install chargers in garages or assigned parking spaces?
- How should installation requests be evaluated?
- Who pays for installation and electricity usage?



COMMUNITY INFRASTRUCTURE

- Does our property have sufficient electrical capacity?
- Would upgrades be required?
- What charging equipment makes the most sense?



GOVERNANCE & COMPLIANCE

- Do governing documents address EV charging?
- Should architectural standards be updated?
- What legal considerations apply?



FINANCIAL PLANNING

- What costs should be anticipated?
- Are incentives available?
- How should future infrastructure needs be budgeted?



KEY INSIGHT

Communities are increasingly discovering that EV readiness is no longer solely an individual homeowner issue.

It is becoming a long-term infrastructure planning discussion involving residents, Boards, CAMs, and property leadership teams.





EV CHARGING READINESS CHECKLIST



Is Your Community Ready?

Use this checklist to identify planning areas worth discussing before EV charging requests become urgent.



GOVERNANCE

- Governing documents reviewed
- Architectural review standards evaluated
- Legal counsel consulted
- Resident request process established



PROPERTY ASSESSMENT

- Existing electrical capacity understood
- Parking layouts reviewed
- Potential charging locations identified
- Future expansion opportunities considered



FINANCIAL PLANNING

- Preliminary budget impacts evaluated
- Utility incentives reviewed
- Potential grant opportunities explored
- Long-term capital planning discussed



OPERATIONAL PLANNING

- Maintenance responsibilities identified
- Electricity cost allocation considered
- Vendor requirements established
- Insurance implications reviewed



PLANNING EARLY MATTERS

Communities that begin evaluating EV readiness before demand becomes urgent often experience:



BETTER BUDGETING VISIBILITY

Helps avoid unexpected infrastructure costs.



REDUCED PROJECT SURPRISES

Identifies challenges before deployment.



STRONGER RESIDENT SATISFACTION

Supports proactive community planning.



MORE EFFICIENT FUTURE DEPLOYMENT

Creates a smoother implementation path.



BETTER LONG-TERM INFRASTRUCTURE PLANNING

Aligns future growth with community goals.



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FLORIDA-SPECIFIC CONSIDERATIONS & NEXT STEPS

Moving From Questions to Planning



PLANNING FOR EV READINESS DOES NOT REQUIRE IMMEDIATE DEPLOYMENT

Many Florida communities are discovering that evaluating EV charging opportunities today can help avoid future infrastructure challenges, budgeting surprises, and resident dissatisfaction tomorrow.

Communities that begin planning early often have greater flexibility when resident demand increases.

COMMUNITY TYPES WE SUPPORT



HOMEOWNERS ASSOCIATIONS (Chapter 720)

- ✓ Single-family communities
- ✓ Townhome communities
- ✓ Master-planned developments
- ✓ Age-restricted communities



CONDOMINIUM ASSOCIATIONS (Chapter 718)

- ✓ Mid-rise communities
- ✓ High-rise developments
- ✓ Mixed-use developments
- ✓ Waterfront properties

COMMON PLANNING AREAS



RESIDENT-OWNED CHARGERS

- Garage installations
- Assigned parking
- Reserved spaces



COMMON AREA CHARGING

- Guest parking
- Clubhouse amenities
- Community centers
- Shared parking facilities



FUTURE EXPANSION

- Scalable infrastructure planning
- Electrical capacity forecasting
- Multi-phase deployment strategies
- Utility coordination



ABOUT CONNECTIVE CHARGING SOLUTIONS

Connective Charging Solutions helps Florida communities evaluate EV charging opportunities before committing to installation.

Our focus is helping Boards, CAMs, and property leadership teams understand infrastructure requirements parking considerations, utility coordination, incentive opportunities, deployment planning, and futures expansion strategies—without creating unnecessary complexity.



15-MINUTE EV READINESS DISCUSSION

Schedule a no-obligation discussion regarding EV readiness planning needs.



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