



August 6, 2021

ELECTRIC VEHICLE CHARGING STATION LIABILITY COVERAGE FOR PERSONAL LINES APPROVED IN NEW JERSEY

BACKGROUND

New legislation in New Jersey ([P.L.2020, c.108](#)) establishes standards regarding electric vehicle (EV) charging stations in common interest communities. This legislation prohibits community associations from unreasonably restricting EV charging station infrastructure and establishes standards to encourage associations to allow for the installation, use and upkeep of EV charging stations by owners.

An association cannot deny the owner's application for the installation of an EV charging station if the owner complies with all provisions of the legislation. One of those provisions is that the owner of the EV charging station obtains, maintains, and provides evidence of insurance protecting the association and other owners in an amount of at least \$100,000. A greater amount may be required if the association's governing documents or rules and regulations require all unit owners to carry a greater amount.

MSO ACTION

MSO has filed endorsement MPL 136 and the corresponding manual rule for Homeowners, Combination Dwelling and Mobile Homeowners programs in New Jersey. The filings have been approved.

EFFECTIVE DATE

September 1, 2021

DISTRIBUTION

MPL 136 05 21 NJ, and updated manual pages will be added to our website: <https://www.msonet.com> for affiliated company access.

QUESTIONS

Contact [Pepper Treuvey](#) at (800) 935-6900