

SENATE BILL NO. 152—SENATOR OHRENSCHALL

PREFILED JANUARY 31, 2025

Referred to Committee on Judiciary

SUMMARY—Enacts provisions relating to electric vehicle charging stations in a common-interest community. (BDR 10-941)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to common-interest communities; enacting provisions relating to the installation and maintenance of electric vehicle charging stations within a common-interest community; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Existing law requires the unit-owners’ association of a common-interest
2 community to adopt bylaws and authorizes an association to amend bylaws and
3 adopt rules and regulations relating to the community. (NRS 116.3102) This bill
4 prohibits the executive board and the governing documents of an association from
5 prohibiting a unit’s owner or occupant from installing or maintaining an electric
6 vehicle charging station within the physical portion of the common-interest
7 community that the unit’s owner or occupant has a right to occupy and use
8 exclusively. This bill also: (1) authorizes an association to install an electric vehicle
9 charging station in a common area under certain circumstances; (2) authorizes an
10 association to enter into a necessary contract for the installation or maintenance of
11 an electric vehicle charging station in a common area; and (3) provides that use
12 the installation and maintenance of an electric vehicle charging station in a common
13 area shall be deemed not to constitute a change in use of the common area, a
14 commercial use of the common area or a capital improvement.



THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** Chapter 116 of NRS is hereby amended by adding
2 thereto a new section to read as follows:

3 1. *Except as otherwise provided in subsection 3, the executive*
4 *board shall not and the governing documents must not prohibit a*
5 *unit's owner or an occupant of a unit from installing or*
6 *maintaining an electric vehicle charging station within such*
7 *physical portion of the common-interest community as the owner*
8 *or occupant has a right to occupy and use exclusively.*

9 2. *Notwithstanding any provision in the governing documents*
10 *to the contrary:*

11 (a) *An association may, without seeking or obtaining approval*
12 *from the units' owners, install an electric vehicle charging station*
13 *in a common area if:*

14 (1) *The location in the common area is not being used for*
15 *recreation, including, without limitation, being used as a park,*
16 *playground or open play space; and*

17 (2) *Placement of the electric vehicle charging station in*
18 *that location does not violate any applicable zoning ordinance,*
19 *permit or approval.*

20 (b) *An association may, without seeking or obtaining approval*
21 *from the units' owners, enter into any necessary contract with any*
22 *person for the installation or maintenance of an electric vehicle*
23 *charging station in a common area.*

24 (c) *The installation and maintenance of an electric vehicle*
25 *charging station in a common area shall be deemed not to*
26 *constitute:*

27 (1) *A change in use of the common area;*

28 (2) *A commercial use of the common area; or*

29 (3) *A capital improvement.*

30 3. *The provisions of this section do not preclude an*
31 *association from adopting, and do not preclude the governing*
32 *documents of an association from setting forth, rules and*
33 *regulations that reasonably restrict the placement of an electric*
34 *vehicle charging station.*

35 4. *As used in this section, "electric vehicle charging station"*
36 *means a station that delivers electricity from a source outside an*
37 *electric vehicle into one or more electric vehicles. The term*
38 *includes, without limitation, an electric vehicle charging*
39 *station where several charge points simultaneously connect*
40 *several electric vehicles to the station and any related*
41 *equipment needed to facilitate charging electric vehicles,*



- 1 *including, without limitation, solar equipment and equipment for*
- 2 *the storage of energy.*

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