



CHOAIR2023-04

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**NEW REGULATIONS REQUIRE AN ELECTRICAL PLANNING REPORT AND MAKE IT EASIER FOR OWNERS TO  
INSTALL EV CHARGING STATIONS IN A STRATA CORPORATION**

**Information Release**

**New Westminster:** The BC Government has introduced new regulations that will make it easier for people wanting to install electric vehicle charging stations in a strata corporation, plus the new regulations will require a strata corporation to conduct an Electrical Planning Report (EPR).

The regulations outline the steps a strata lot owner may follow to request the installation of an EV charging station and a strata corporation is permitted to grant permission for exclusive use of common property for a period of 5 years in relation to EV charging infrastructure.

In addition strata corporations will be required to obtain an Electrical Planning Report (EPR). The new regulations define who can prepare these reports, which will help stratas plan for future electrical upgrades and stratas of fewer than five units will be exempt from the EPR requirement. The EPR must include the current building electrical capacity, peak demand, spare capacity, future anticipated electricity demand, a list of systems powered by electricity (including EV charging stations), and recommendations about how to manage electrical capacity and demand.

The deadline for stratas to obtain an EPR will vary depending on the location of the strata corporation. Stratas located in Metro Vancouver Regional District, Fraser Valley Regional District and the Capital Regional District (excluding the Gulf Islands) will be required to obtain an EPR by late 2026. Stratas located in other areas of the province will be required to obtain an EPR by late 2028.

“These regulatory amendments offer a balanced solution for strata lot owners who want to purchase electric vehicles and require charging facilities,” said Tony Gioventu, CHOA Executive Director. “Plus the need to prepare an Electrical Planning Report will help strata corporations plan for future operations and costs associated with electric demand since these reports include a variety of electrical capacity details”.

The Condominium Home Owners Association (CHOA) is a non-profit association that assists the entire strata industry throughout BC. CHOA promotes the interests of strata property owners by providing advisory services, education, resources, and support for its members and the strata community at large. Visit the CHOA website at: [www.choa.bc.ca](http://www.choa.bc.ca)

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