

What By-Laws can Provide for Regarding E-Bikes, E-Scooters & EVs

Topic	What a by-law can be used for	Checklist
E-bikes and e-scooters on common property	Regulate use, storage and charging on common property	<ul style="list-style-type: none"> ● Ban leaving them in lobbies, corridors, foyers and fire exits ● Set where they can and cannot be parked ● Require clear access to exits and services
Battery and charger safety	Set safety conditions for batteries and chargers	<ul style="list-style-type: none"> ● Require compliant chargers and devices ● Ban damaged, modified or non-compliant batteries ● Require charging in approved locations only ● Require residents to follow fire-safety directions
Storage inside lots	Regulate how items are stored if risk affects others	<ul style="list-style-type: none"> ● Set conditions for indoor storage where fire risk is relevant ● Require batteries not be stored in unsafe locations ● Require safe handling and disposal of damaged batteries
EV charger approval process	Create a framework for approval of EV charging works	<ul style="list-style-type: none"> ● Require written application ● Require plans and specifications ● Require licensed contractor ● Require evidence of capacity and safety ● Set approval pathway for lot owner requests
Works affecting common property	Authorise works and allocate responsibilities	<ul style="list-style-type: none"> ● Approve cabling, switchboards and charger installation ● Allocate who pays ● Allocate who maintains ● Require make-good if equipment is removed ● Require owner consent where relevant
Cost recovery and billing	Deal with electricity use and cost recovery	<ul style="list-style-type: none"> ● Set user-pays arrangements ● Set flat fee, metered billing or other recovery model

Topic	What a by-law can be used for	Checklist
		<ul style="list-style-type: none"> ● Record who pays ongoing electricity costs ● Record who pays maintenance and administration costs
Use of existing circuits	Allow controlled re-use of existing electrical infrastructure	<ul style="list-style-type: none"> ● Approve re-use of existing circuits ● Note charging type and expected usage ● Approve additional energy use ● Require load management if needed
Shared or common property EV infrastructure	Manage building-wide or shared EV charging	<ul style="list-style-type: none"> ● Approve common property charging infrastructure ● Approve spending ● Set operation and maintenance plan ● Set booking and use rules ● Allow outsourcing or operator arrangements
Exclusive or special use areas	Give rights over common property where needed	<ul style="list-style-type: none"> ● Allocate use of charger space or equipment ● Give special rights over part of common property ● Set maintenance obligations in the by-law
Behaviour and nuisance controls	Manage unsafe or disruptive conduct	<ul style="list-style-type: none"> ● Ban trailing cords across common property ● Ban charging that creates trip or fire risk ● Ban obstruction of accessways ● Require residents to avoid nuisance or hazard to others
Limits on what a by-law can do	Stop overreach	<ul style="list-style-type: none"> ● Cannot be harsh, unconscionable or oppressive ● Cannot be inconsistent with the Act or other law ● Should not be blanket bans without good reason ● Cannot block sustainability infrastructure just to preserve appearance