

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action: Do Pass with Amendments to the B-Engrossed Measure. (Printed C-Engrossed)

Vote: 5 - 0 - 0

Yeas: Bates, Hansell, Hass, Olsen, Dingfelder

Nays: 0

Exc.: 0

Prepared By: Beth Reiley, Administrator

Meeting Dates: 5/29

WHAT THE MEASURE DOES: Authorizes owner of lot in planned community or Class I or Class II planned community created before January 1, 2002 or unit in condominium to install and use electric vehicle charging station. Prohibits homeowner association or association of unit owners (Association) from prohibiting installation or use of charging station for personal, noncommercial use by owner in compliance with requirements. Authorizes Association to require owner to submit application before installing charging station, require charging station to meet architectural standards, impose reasonable charges to recover costs and impose reasonable restrictions on installation and use. Stipulates when owner complies or agrees to comply with requirements of Association, they shall approve completed application within 60 days unless delay is based on reasonable request for additional information. Requires owner to be responsible for costs associated with installation and use and disclosure to prospective buyer. Establishes if Association reasonably determines cumulative use of electricity attributable to installation and use of charging station requires installation of additional infrastructure, cost of any necessary improvements may be assessed against each owner that has or will install charging station. Requires owner to maintain \$1 million homeowner liability coverage policy and name homeowners association as named additional insured under policy if charging station is not certified electrical product.

ISSUES DISCUSSED:

- Charging station would have to be installed by person who holds a license to act as a journeyman electrician

EFFECT OF COMMITTEE AMENDMENT: Stipulates when owner complies or agrees to comply with requirements of Association, they shall approve completed application within 60 days unless delay is based on reasonable request for additional information. Clarifies owner is responsible for all costs associated with installation and disclosure to prospective buyer. Requires charging station be installed by person who holds license to act as journeyman electrician. Establishes if Association reasonably determines cumulative use of electricity attributable to installation and use of charging station requires installation of additional infrastructure, cost of any necessary improvements may be assessed against each owner that has or will install charging station. Stipulates pedestal or similar charging station that is hard-wired into electrical system must be certified electrical product. Determines prevailing party is entitled to attorney fees and costs associated with any action between owner and Association to enforce compliance.

BACKGROUND: Electric vehicle charging stations provide electric energy to charge motor vehicles. Due to federally funded projects, numerous charging stations have been installed in public places, businesses and residences throughout Oregon. In 2012, the Oregon Departments of Transportation and Energy announced the opening of charging stations along Interstate 5 in the Willamette Valley. House Bill 3301 C authorizes the owner of a lot in a planned community or a unit in a condominium to install and use an electric vehicle charging station. The Act prohibits a homeowner association or an association of unit owners from prohibiting the installation or the use of a charging station for the personal, noncommercial use by the owner in compliance with requirements.

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This summary has not been adopted or officially endorsed by action of the committee.