



To: Chair Beyer & Members of the Senate Committee on Business & Labor

From: Nellie deVries, Building Owners & Managers Association

Date: May 17, 2017

Re: Please Support -5 Amendments to HB 2510A

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The Building Owners and Managers Association (BOMA) of Oregon is a commercial real estate organization representing over 40 million square feet of commercial real estate in Oregon.

BOMA respectfully requests your support of the -5 amendments to HB 2510A, which authorizes commercial tenant to install on premises and use electric vehicle charging station. BOMA has been working with the bill's proponents on these amendments to ensure all parties are comfortable with the changes. The -5 amendments provide clarification to the proposed bill without changing its overall intent and impact. Please see the bullet points below outlining the necessary clarifications.

- In cases where the tenant leases multiple parking spaces, the landlord may choose the parking space the electric vehicle charging station is to be installed.
- If the lease requires the tenant to remove the electrical charging station upon termination of the lease or if the tenant wishes to remove the electrical charging station, the tenant must "*cap all exposed wires and conduit*, leave the area in a clean and safe condition, and restore the premises to the condition before installation of the charging station upon termination of the rental agreement."
- HB 2510A says the tenant is responsible for damages. The amendments will clarify that the lease may specify insurance or bonding requirements.
- Section 9 says the tenant must use a certified electrical product.
- The amendments will state that the landlord has the authority to require the tenant to be solely responsible for compliance with all local review and permitting requirements.

BOMA respectfully urges your adoption of the -5 amendments to HB 2510A to provide clarification to the new requirements. Thank you.