

HB 2511 A STAFF MEASURE SUMMARY
House Committee On Energy and Environment

Carrier: Rep. Barnhart

Action Date: 03/22/17
Action: Do pass with amendments. (Printed A-Eng.)
Vote: 7-2-0-0
Yeas: 7 - Barnhart, Bentz, Boone, Helm, Holvey, Power, Smith DB
Nays: 2 - Johnson, Reschke
Fiscal: Has minimal fiscal impact
Revenue: No revenue impact
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WHAT THE MEASURE DOES:

Allows residential tenant to install and use an electric vehicle charging station at any parking spot assigned to the tenant. Makes tenant financially responsible for costs associated with permitting, installation, maintenance, and electricity use of charging station. Authorizes landlord to prohibit installation or use of charging station, used and installed in compliance with Act, if premises do not have at least one parking space per dwelling unit. Stipulates landlord may require tenant to: submit application before installing charging station; require station meet architectural standards of the premises; impose reasonable charges to cover the costs of review and permitting of station; and impose reasonable restrictions on installation and use of the station that do not significantly increase the cost of the charging station or significantly decrease the efficiency or performance of the station. Requires landlord to approve completed application within 60 days unless delay is based on reasonable request for more information. Requires charging station to be installed by certified electrician. Requires tenant to maintain renter's liability insurance in amount not less than \$1 million and name landlord on policy if charging station is not certified electrical product. Makes charging station the personal property of the tenant unless landlord and tenant reach different agreement. Entitles prevailing party in any legal action taken to enforce compliance with Act to award of attorney fee and costs. Stipulates Act does not apply to manufactured dwellings and floating homes. Declares emergency, effective upon passage.

ISSUES DISCUSSED:

- Past legislative history
- Tenant responsible for all costs
- Effect of installing electric vehicle charging station on property value

EFFECT OF AMENDMENT:

Limits scope of House Bill 2511 so that it does not apply to statute on manufactured dwellings and floating homes. Clarifies landlord is allowed to prohibit installation or use of charging station used and installed in compliance with Act if premises do not have at least one parking space per dwelling unit. Clarifies insurance requirements provided for in Act are required regardless of limitations placed on renter's liability insurance in statute.

BACKGROUND:

Electric vehicles use electric current provided by onboard batteries to power and move the vehicle. Fully recharging the batteries of an electric vehicle can take several hours. Oregon's share of electric vehicles on the road is 2-4 times above the national average, and between 2010 and 2015 approximately 9,000 electric vehicles were sold in the state.

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In 2013, the Governor of Oregon joined seven other states in creating a Zero-Emission Vehicle (ZEV) program to promote the growth of the electric vehicle market. Oregon has also joined with California and Washington to create the West Coast Electric Highway, installing electric vehicle fast charging stations along Interstate 5. Renters can apply Oregon's Residential Energy Tax Credit to electric vehicle charging stations.

House Bill 2511A authorizes a residential tenant to install and use an electric vehicle charging station at or near any parking spot assigned to the tenant and establishes that the tenant is financially responsible for costs associated with permitting, installation, maintenance, and electricity use associated with charging station.