

HB 2510 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:

Authorizes commercial tenant to install and use an electric vehicle charging station at or near any parking spot assigned to the tenant. Requires tenant be financially responsible for costs associated with permitting, installation, maintenance, electricity use, and removal 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 rental 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 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 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. Establishes, unless landlord and tenant reach different agreement, charging station is personal property of tenant and tenant is required to remove charging station and restore premises to condition before installation upon termination of rental agreement. Entitles prevailing party in any legal action taken to enforce compliance with Act to award of attorney fee and costs. 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:

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 rental unit.

BACKGROUND:

Electric vehicles use electric current provided by onboard batteries to power and move the vehicle. 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. 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

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the West Coast Electric Highway, installing electric vehicle fast charging stations along Interstate 5.

House Bill 2510A authorizes a commercial tenant to install and use an electric vehicle charging station at or near any parking spot assigned to the tenant and clarifies that the tenant is financially responsible for costs associated with permitting, installation, maintenance, electricity use, and removal of the charging station.