

Requested by SENATE COMMITTEE ON BUSINESS AND TRANSPORTATION

**PROPOSED AMENDMENTS TO
A-ENGROSSED HOUSE BILL 2510**

1 On page 1 of the printed A-engrossed bill, line 14, delete “near” and insert
2 “accessible to”.

3 Delete lines 23 through 27 and insert:

4 “(5) A landlord may require:

5 “(a) A tenant to obtain the landlord’s written approval of a person the
6 tenant employs to install and remove the charging station.

7 “(b) A charging station installed by a tenant to be a certified electrical
8 product, as defined in ORS 479.530.

9 “(c) A person employed by a tenant to install the charging station to post
10 a payment bond and a performance bond in an amount equal to at least 125
11 percent of the anticipated cost of work.

12 “(d) A tenant to comply with reasonable restrictions on the installation
13 and use of the charging station that do not significantly increase the cost
14 of the charging station or significantly decrease the efficiency or perform-
15 ance of the charging station.

16 “(e) A charging station installed by a tenant to meet the architectural
17 standards of the premises.

18 “(f) The owner of the charging station to:

19 “(A)(i) Maintain a renter’s liability insurance policy in an amount not
20 less than \$1 million that includes coverage of the charging station; and

21 “(ii) Name the landlord as a named additional insured under the policy

1 with a right to prior notice of cancellation of or material change to the
2 policy; or

3 “(B) If the owner is unable to obtain an insurance policy described in
4 subparagraph (A)(i) of this paragraph, reimburse the landlord for the cost
5 of maintaining a liability insurance policy that includes coverage of the
6 charging station.”.

7 On page 2, delete lines 1 through 3.

8 In line 4, after “installed” insert “and removed”.

9 In line 8, delete the semicolon and insert a period.

10 Delete lines 9 through 16 and insert:

11 “(b) The tenant is responsible for all costs associated with installation
12 and use of the charging station, including:

13 “(A) The cost of review and permitting of the charging station;

14 “(B) The cost of electricity associated with the charging station, as cal-
15 culated by the landlord based on the increase in the cost of electricity fol-
16 lowing the installation of the charging station; and

17 “(C) The cost of damage to the premises that results from the installation,
18 use, maintenance, repair, removal or replacement of the charging station.

19 “(c) Upon termination of the rental agreement, the landlord may require
20 the tenant to:

21 “(A) Remove the charging station;

22 “(B) Cap all exposed wires and conduit; and

23 “(C) Restore the premises, including but not limited to the cleanliness and
24 safety of the premises, to the condition of the premises before the installa-
25 tion of the charging station.”.

26 In line 20, after “landlord” delete the rest of the line and delete lines 21
27 through 29 and insert “shall assess and collect, and each tenant that has
28 installed or will install a charging station shall pay, the cost of the addi-
29 tional improvements.”.

30 In line 30, delete “(10)” and insert “(9)”.

