



To: Chair and House Committee on Climate, Energy and Environment

From: Nellie deVries, deVries Strategies, Inc.

Date: February 27, 2023

Re: House Bill 3273

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 very much supports the overall goal of HB 3273 to prohibit the use of perchloroethylene and n-propyl bromide as dry-cleaning solvents, operative January 1, 2027.

In 1995, the legislature created a fund to clean up sites. Various operators, chemical suppliers and landowners paid into a fund annually to provide money for the DEQ to clean up sites. The legislature anticipated the fund would typically have \$1 million. In 28 years, the fund has been used to clean up about 50 sites at a cost of about \$8.1 million.

BOMA's concerns with ending this fund are the unintended consequences of the costs to clean up the sites after the fund expires in 2025. The hidden costs of developing property may hinder an investor's choice as to where they choose to develop. With the goal to clean up the environment, we certainly do not want to deter those that are willing to make the investment to develop, but discovering an expensive, surprise cleanup will certainly do so.

BOMA would very much like to work with DEQ to further the conversation on how we can work together to mitigate the surprise expenses to potential investments in an effort to clean the property.

Thank you for the opportunity to provide testimony, and BOMA again urges you maintain the existing, voluntary system.