Agenda Item 3b

METROPOLITAN
TRANSPORTATION
COMMISSION

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Memorandum

TO: Legislation Committee DATE: June 6, 2014

FR: Deputy Executive Director, Policy W. I. 1131

RE: AB 2565 (Muratsuchi): Rental Property: Electric Vehicle Charging Stations

Background
AB 2565 makes it easier for residential or commercial tenants to own or lease an electric vehicle (EV) by voiding the terms of a lease executed, renewed or extended after January 1, 2015 that prohibit or unreasonably restrict the installation of an EV charging facility in the parking lot connected to the renter's apartment at the renter's expense.

Recommendation: Support

According to Assembly Member Muratsuchi's office, commercial and residential tenants sometimes find that their landlord will not allow them to install an EV charging station in their building, even if they offer to pay for its installation and electricity. This bill would address this problem, while also providing reasonable exceptions, including: 1) a commercial property that already provides at least two EV charging stations for every 100 parking spaces; 2) a commercial property with less than 50 parking spaces; and 3) a residential property with less than five rental units. The bill would require that a lessee assume responsibility for the electricity and any maintenance issues associated with the charging station as well as hold liability insurance.

By prohibiting landlords from imposing unreasonable restrictions on the installation (and eventual removal, if necessary) of EV charging facilities, the bill would remove a barrier to EV ownership for Bay Area renters, helping to accelerate their adoption. For this reason, staff recommends a support position on AB 2565.

Known Positions

Support
Plug In America
National Electrical Manufacturers Association
California Energy Storage Alliance
CALSTART
ChargePoint
Advanced Energy Economy (AEE)
Powertree Services, Inc.
San Francisco BAYLeafs (Nissan LEAF Owners Association)

Oppose
None on file

Alix Bockelman

AB:RL

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