

HB 2961 A STAFF MEASURE SUMMARY
House Committee On Climate, Energy, and Environment

Carrier: Rep. Gamba

Action Date: 04/08/25

Action: Do pass with amendments. (Printed A-Eng.)

Vote: 7-5-0-0

Yeas: 7 - Andersen, Gamba, Helm, Levy E, Lively, Marsh, Neron

Nays: 5 - Edwards, Levy B, Osborne, Owens, Wallan

Fiscal: Has minimal fiscal impact

Revenue: Has minimal revenue impact

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Meeting Dates: 1/30, 2/4, 3/27, 4/8

WHAT THE MEASURE DOES:

The measure modifies the state building code requirements that must be met for electrical service capacity for charging electric vehicles (EV) and EV charging stations in each newly constructed multifamily residential building with 10 or more residential dwelling units or mixed-use building consisting of privately owned commercial space and 10 or more residential dwelling units.

Detailed summary:

Defines “Metropolitan jurisdiction” as a city, county or other local government body that exists within Clackamas, Multnomah, or Washington County. Modifies the state building code requirements for each newly constructed buildings that must include provisions for electrical service capacity for charging electric vehicles (EVs) to only apply within a metropolitan jurisdiction. Modifies the state building code requirements that must be met for electrical service capacity for charging electric vehicles (EV) and EV charging stations in each newly constructed multifamily residential building with 10 or more residential dwelling units or mixed-use building consisting of privately owned commercial space and 10 or more residential dwelling units, including, at a minimum

- provisions for electrical service capacity at no less than 20 percent of the vehicle parking spaces that are available in the garage or parking area for the building, and
- installing level 2 or level 3 EV charging stations and making them ready for use in at least five percent, but not less than one, of the vehicle parking spaces that are available in the garage or parking area for the building.

Allows a metropolitan jurisdiction, rather than a municipality, to require that certain newly constructed buildings include provisions for electrical service capacity to accommodate more than the percentages specified in this Act for vehicle parking spaces in the garage or parking area for the building. Requires the Director of the Oregon Department of Consumer and Business Services to ensure that the initial amendments to the state building code required take effect on July 1, 2026, and apply to new construction for which a person first applies for a building permit within a metropolitan jurisdiction on or after July 1, 2026.

ISSUES DISCUSSED:

- Cost of adding electric vehicle charging stations and conduits in certain new buildings
- Relevant past legislation
- Electric vehicle ownership rates of low-income renters

EFFECT OF AMENDMENT:

The amendment modifies the state building code requirements for each newly constructed buildings that must include provisions for electrical service capacity for charging electric vehicles (EVs) to only apply **within a metropolitan jurisdiction**. It changes the percentage, from 50 to **20**, of vehicle parking spaces with electrical service capacity for charging EVs and EV charging stations installed and it changes the percentage, from 20 to **at**

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least five percent, of parking spaces required to have level 2 or level 3 EV charging stations.

Detailed summary:

Adds and removes definitions. Modifies the state building code requirements for each newly constructed building that must include provisions for electrical service capacity for charging electric vehicles (EVs) to only apply **within a metropolitan jurisdiction**. Changes percentage, from 50 to **20**, of vehicle parking spaces with electrical service capacity for charging electric vehicles (EV) and EV charging stations installed. Changes percentage, from 20 to **at least five percent**, of parking spaces required to have level 2 or level 3 EV charging stations. Allows a metropolitan jurisdiction, rather than a municipality, to require that certain newly constructed buildings include provisions for electrical service capacity to accommodate more than the percentages specified in this Act for vehicle parking spaces in the garage or parking area for the building. Specifies that amendments to the state building code apply within a **metropolitan jurisdiction**.

BACKGROUND:

The Oregon Department of Consumer and Business Services (DCBS) adopted Electric Vehicle (EV) Ready Parking standards in 2017. The standards required newly constructed parking facilities in certain occupancies with 50 or more open parking spaces to have conduit run from the service to at least five percent of the open parking spaces. The conduit must be sized to fit wiring for at least a level 2 charger (40 amp).

Current statute requires the Director of DCBS to amend state building code to require that new construction of certain commercial, residential, and mixed-use buildings include provisions for electrical service capacity for at least 20 percent of parking spaces (ORS 455.417). The statute allows municipalities to adopt a local percentage of parking space requirements higher than state building code requirements.