

By: Zwiener

H.B. No. 4195

A BILL TO BE ENTITLED

AN ACT

relating to the installation by a residential tenant of an electric vehicle charging station in a parking space assigned to the tenant.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter A, Chapter 92, Property Code, is amended by adding Section 92.027 to read as follows:

Sec. 92.027. INSTALLATION OF ELECTRIC VEHICLE CHARGING STATION BY TENANT OF MULTIUNIT COMPLEX. (a) In this section:

(1) "Electric vehicle charging station" means equipment manufactured for transferring electric energy from electrical supply to an electric vehicle and associated infrastructure necessary for the operation of the electric vehicle charging station.

(2) "Multiunit complex" has the meaning assigned by Section 92.151.

(b) A tenant of a multiunit complex may install at the tenant's expense an electric vehicle charging station in accordance with this section at a parking space on the premises that is assigned to the tenant for the tenant's exclusive use in a written lease.

(c) A landlord shall, in any written lease that includes a provision for the assignment of a specific parking space to a tenant of a multiunit complex for the tenant's exclusive use, include reasonable terms for the installation of an electric vehicle

1 charging station at the tenant's parking space.

2 (d) Terms included in a lease under Subsection (c):

3 (1) shall include a requirement that an electric  
4 vehicle charging station and the installation of an electric  
5 vehicle charging station comply with applicable law and safety  
6 requirements for the protection of persons and property, including  
7 that installation shall be performed only by a person who holds any  
8 license required by law for the performance of the installation;  
9 and

10 (2) may include requirements that:

11 (A) an electric vehicle charging station comply  
12 with reasonable architectural standards governing the dimensions,  
13 placement, or external appearance of the electric vehicle charging  
14 station, provided that the standards may not prohibit or have the  
15 effect of prohibiting the installation of a charging station or  
16 substantially increase the installation cost;

17 (B) the installation of the electric vehicle  
18 charging station not cause irreparable damage to the premises; and

19 (C) the tenant:

20 (i) remove the electric vehicle charging  
21 station at the termination of the tenancy; and

22 (ii) return the premises to the same  
23 condition as before the installation of the electric vehicle  
24 charging station.

25 (e) A tenant who installs an electric vehicle charging  
26 station under this section shall be responsible for the costs of  
27 installation, operation, maintenance, and repair, including hazard

1 and liability insurance.

2 (f) The electricity for the electric vehicle charging  
3 station must be separately metered or metered by an embedded meter  
4 and payable by the tenant installing the charging station.

5 (g) This section does not require a landlord to provide an  
6 assigned parking space to a tenant in order to accommodate an  
7 electric vehicle charging station.

8 SECTION 2. Section 92.027, Property Code, as added by this  
9 Act, applies only to a lease entered into or renewed on or after the  
10 effective date of this Act.

11 SECTION 3. This Act takes effect September 1, 2023.