

# HOUSE BILL 913

C5

2lr1811  
CF SB 655

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By: **Delegate Davis**

Introduced and read first time: February 10, 2012

Assigned to: Economic Matters

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Committee Report: Favorable

House action: Adopted

Read second time: March 21, 2012

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Residential Multiple Occupancy Buildings – Master Meters – Heating,**  
3 **Ventilation, and Air Conditioning Services**

4 FOR the purpose of repealing the termination provision of a certain provision on the  
5 use of master meters for certain heating, ventilation, and air conditioning  
6 services in certain residential multiple occupancy buildings; and generally  
7 relating to residential multiple occupancy buildings.

8 BY repealing and reenacting, without amendments,  
9 Article – Public Utilities  
10 Section 7–304.1  
11 Annotated Code of Maryland  
12 (2010 Replacement Volume and 2011 Supplement)

13 BY repealing and reenacting, with amendments,  
14 Chapter 315 of the Acts of the General Assembly of 2010  
15 Section 2

16 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
17 MARYLAND, That the Laws of Maryland read as follows:

18 **Article – Public Utilities**

19 7–304.1.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 (a) In this section, “master meter” means a meter used to measure, for billing  
2 purposes, the total amount of electricity or natural gas used in a building by a heating,  
3 ventilation, and air conditioning system, including the combined use from all  
4 individually leased or owned units and all common areas.

5 (b) The Commission may authorize the use of a master meter in a residential  
6 multiple occupancy building for heating, ventilation, and air conditioning services  
7 without requiring individual metering or submetering for heating, ventilation, and air  
8 conditioning services as provided under § 7–303 or § 7–304 of this subtitle if:

9 (1) the utility bill for heating, ventilation, and air conditioning  
10 services for each individually leased or owned occupancy unit is included in the rent  
11 for that unit;

12 (2) the Commission is satisfied that the use of the master meter for  
13 heating, ventilation, and air conditioning services will result in a net savings of energy  
14 over the energy savings that would result from individual metering or submetering for  
15 heating, ventilation, and air conditioning services; and

16 (3) each individually leased or owned occupancy unit:

17 (i) has individual metered service for other energy services; and

18 (ii) directly receives the utility bill for the other energy services.

19 (c) Before authorizing the use of a master meter for heating, ventilation, and  
20 air conditioning services, the Commission may review the proposed allocation of  
21 heating, ventilation, and air conditioning system expenses among individual units and  
22 common areas served by the master meter.

23 (d) In accordance with § 7–301 of this subtitle, an electric company or a gas  
24 company may inspect and test a master meter authorized for use by the Commission  
25 under this section.

## 26 Chapter 315 of the Acts of 2010

27 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
28 July 1, 2010. [It shall remain effective for a period of 3 years and, at the end of June  
29 30, 2013, with no further action required by the General Assembly, this Act shall be  
30 abrogated and of no further force and effect.]

31 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
32 October 1, 2012.