

# SENATE BILL 655

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By: **Senators Klausmeier, Astle, and Pugh**

Introduced and read first time: February 3, 2012

Assigned to: Finance

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## A BILL ENTITLED

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.

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

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

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

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

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

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

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

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

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

## 22 Chapter 315 of the Acts of 2010

23 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
24 July 1, 2010. [It shall remain effective for a period of 3 years and, at the end of June  
25 30, 2013, with no further action required by the General Assembly, this Act shall be  
26 abrogated and of no further force and effect.]

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