

SENATE BILL 655

C5

2lr1914
CF HB 913

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

Introduced and read first time: February 3, 2012

Assigned to: Finance

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 9, 2012

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.

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.