

# HOUSE BILL 1491

C5

(8lr3079)

## ENROLLED BILL

— Economic Matters/Finance —

Introduced by **Delegate A. Washington**

Read and Examined by Proofreaders:

\_\_\_\_\_  
Proofreader.

\_\_\_\_\_  
Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this

\_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.

\_\_\_\_\_  
Speaker.

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

1 AN ACT concerning

2 ~~Utility Submetering – Multiple Occupancy Buildings – Study~~  
3 **Public Service Commission – Repeal of Master Metering Authorization and**  
4 **Study on Energy Allocation Systems and Submetering**

5 FOR the purpose of ~~requiring the Public Service~~ repealing certain provisions of law  
6 authorizing the Public Service Commission to authorize the use of a master meter in  
7 a residential multiple occupancy building for certain purposes under certain  
8 circumstances; *making a conforming change*; requiring the Commission to conduct a  
9 certain study of the effects of master meters in certain residential multiple occupancy  
10 buildings; on the feasibility of transitioning master meters installed and used for  
11 gas, or electric, or water to energy allocation systems or submeters in apartment  
12 buildings or complexes, condominiums, and housing cooperatives; providing for the  
13 required elements of the study; requiring the Commission to report its findings to  
14 the General Assembly on or before a certain date; ~~providing for the termination of~~  
15 this Act; and generally relating to ~~submetering in multiple occupancy buildings~~

**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.

*Italics* indicate opposite chamber/conference committee amendments.



1 metering for gas, and electricity, and water in multiple occupancy buildings,  
 2 including apartments, condominiums, and housing cooperatives.

3 BY repealing and reenacting, with amendments,

4 Article – Public Utilities

5 Section 7-301(c)(3)

6 Annotated Code of Maryland

7 (2010 Replacement Volume and 2017 Supplement)

8 BY repealing

9 Article – Public Utilities

10 Section 7-304.1

11 Annotated Code of Maryland

12 (2010 Replacement Volume and 2017 Supplement)

13 ~~SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,~~

14 ~~That:~~

15 ~~(a) The Public Service Commission shall conduct a study on the effects of master~~  
 16 ~~meters installed and used in residential multiple occupancy buildings, including those~~  
 17 ~~installed in accordance with Chapter 315 of the Acts of the General Assembly of 2010.~~

18 ~~(b) The study shall include:~~

19 ~~(1) the number and location of residential multiple occupancy buildings~~  
 20 ~~that currently have Commission approval to use a master meter;~~

21 ~~(2) the criteria that the Commission uses to determine that the use of a~~  
 22 ~~master meter will result in net energy savings over and above the energy savings expected~~  
 23 ~~to result from individual metering or submetering in a comparable building;~~

24 ~~(3) the cost savings that are or were passed on to tenants in the form of any~~  
 25 ~~rent reduction or other credit as a result of building owners purchasing gas service and~~  
 26 ~~electricity service in bulk through the use of a master meter; and~~

27 ~~(4) a comparison of energy consumption by residential multiple occupancy~~  
 28 ~~buildings that use submetering with energy consumption by similar buildings that use a~~  
 29 ~~master meter.~~

30 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

31 That the Laws of Maryland read as follows:

32 Article – Public Utilities

33 7-301.

1           (c)   (3)   [Except as provided in § 7-304.1 of this subtitle, the] THE Commission  
2 may not authorize a gas company or electric company to service an occupancy unit or  
3 shopping center unit subject to this subsection unless the building or shopping center has  
4 individual metered service or submetering as provided under § 7-303 or § 7-304 of this  
5 subtitle for each individually leased or owned occupancy unit or shopping center unit.

6 [7-304.1.

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

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

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

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

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

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

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

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

28           (d)   In accordance with § 7-301 of this subtitle, an electric company or a gas  
29 company may inspect and test a master meter authorized for use by the Commission under  
30 this section.]

31           SECTION 2. AND BE IT FURTHER ENACTED, That:

32           (a)   The Public Service Commission shall conduct a study on the feasibility of  
33 transitioning master meters installed and used for gas, or electric, or water to energy

1 allocation systems or submeters in apartment buildings or complexes, condominiums, and  
 2 housing cooperatives.

3 (b) The study shall include:

4 (1) the number and location of apartment buildings or complexes,  
 5 condominiums, and housing cooperatives that currently use a master meter for gas, or  
 6 electric, or water;

7 (2) the estimated cost of transitioning master meters used for gas, or  
 8 electric, or water to energy allocation systems or submeters;

9 (3) the number of master meter accounts for apartment buildings or  
 10 complexes, condominiums, and housing cooperatives that have been in arrears over two or  
 11 more billing cycles during the period of the study; and

12 (4) any existing programs in the State to assist landlords or tenants in  
 13 converting master metering systems into energy allocation or submetering systems.

14 (c) On or before January 15, 2019, the Commission shall report the findings of  
 15 the study to the General Assembly, in accordance with § 2-1246 of the State Government  
 16 Article.

17 SECTION ~~2~~ 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
 18 July 1, 2018. ~~It shall remain effective for a period of 1 year and, at the end of June 30, 2019,~~  
 19 ~~this Act, with no further action required by the General Assembly, shall be abrogated and~~  
 20 ~~of no further force and effect.~~

Approved:

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Governor.

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Speaker of the House of Delegates.

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President of the Senate.