

# SENATE BILL 130

M3, N1

(PRE-FILED)

6lr1507  
CF HB 220

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By: **Senator Henson**

Requested: October 30, 2025

Introduced and read first time: January 14, 2026

Assigned to: Education, Energy, and the Environment

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Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 4, 2026

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

1 AN ACT concerning

2 **Environment – Water – Individual ~~Unit Meters~~ Submeters**

3 FOR the purpose of authorizing the installation of individual ~~unit~~ water ~~meters~~ submeters  
4 for certain apartment houses and ~~dwelling units~~ mobile home parks; prohibiting the  
5 owner, operator, or manager of an apartment house or a mobile home park, or a  
6 contractor hired by the owner, operator, or manager, from imposing certain costs on  
7 a unit; ~~requiring each individual unit meter to include a leak detection monitor;~~  
8 ~~authorizing the occupant of a dwelling unit to periodically inspect the leak detection~~  
9 ~~monitor installed for their unit~~ authorizing the owner, operator, or manager of an  
10 apartment house or a mobile home park to bill an occupant a certain amount under  
11 certain circumstances; prohibiting the owner, operator, or manager of an apartment  
12 house or a mobile home park from billing an occupant under certain circumstances;  
13 requiring the owner, operator, or manager of an apartment house or a mobile home  
14 park, or a contractor hired by the owner, operator, or manager to maintain certain  
15 records; ~~prohibiting unpaid water bills from being treated as unpaid rent in an~~  
16 eviction process; establishing a certain complaint process; requiring certain  
17 landlords to use a certain written lease, provide a copy of a water or sewer bill to a  
18 tenant within a certain time frame, and notify prospective tenants of certain  
19 information within a certain time frame; prohibiting certain landlords from  
20 requiring a tenant to make certain payments to a third party; and generally relating  
21 to individual ~~unit~~ water ~~meters~~ submeters.

22 BY adding to

23 Article – Environment

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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 Section 9–1115  
2 Annotated Code of Maryland  
3 (2014 Replacement Volume and 2025 Supplement)

4 BY adding to  
5 Article – Real Property  
6 Section 8–205.3  
7 Annotated Code of Maryland  
8 (2023 Replacement Volume and 2025 Supplement)

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

11 **Article – Environment**

12 **9–1115.**

13 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**  
14 **INDICATED.**

15 **(2) “ADEQUATE RECORDS” INCLUDES:**

16 **(I) A COPY OF ALL CHARGES THAT THE WATER SERVICE**  
17 **PROVIDER IMPOSED ON THE OWNER, OPERATOR, OR MANAGER OF AN APARTMENT**  
18 **HOUSE OR A MOBILE HOME PARK IN THE PRECEDING 2 YEARS;**

19 **(II) THE TOTAL UTILITY COST IMPOSED ON ALL UNITS IN THE**  
20 **FACILITY EACH MONTH FOR THE CURRENT CALENDAR YEAR AND PREVIOUS**  
21 **CALENDAR YEAR;**

22 **(III) THE TOTAL REVENUE COLLECTED FROM OCCUPANTS TO**  
23 **PAY THE CHARGES IMPOSED ON THE OWNER, OPERATOR, OR MANAGER BY THE**  
24 **WATER SERVICE PROVIDER EACH MONTH FOR THE CURRENT CALENDAR YEAR AND**  
25 **PREVIOUS CALENDAR YEAR;**

26 **(IV) AN EXPLANATION OF THE FORMULA USED TO ALLOCATE**  
27 **THE COST OF EACH UNIT’S WATER CONSUMPTION; AND**

28 **(V) ANY OTHER INFORMATION NECESSARY FOR A TENANT TO**  
29 **VERIFY A WATER UTILITY BILL.**

30 **(3) (I) “APARTMENT HOUSE” MEANS ONE OR MORE BUILDINGS**  
31 **THAT EACH CONTAIN MORE THAN TWO DWELLING UNITS AND IN WHICH ALL THE**  
32 **DWELLING UNITS ARE OCCUPIED PRIMARILY FOR NONTRANSIENT USE WITH RENT**  
33 **PAID AT INTERVALS OF 1 WEEK OR LONGER.**

1 (II) "APARTMENT HOUSE" INCLUDES A RESIDENTIAL  
2 CONDOMINIUM OR COOPERATIVE, WHETHER THE UNITS ARE RENTED OR OWNER  
3 OCCUPIED.

4 (4) "DWELLING UNIT" MEANS PREMISES THAT CONSIST OF ONE OR  
5 MORE ROOMS SUITABLE FOR OCCUPANCY AS A RESIDENCE AND THAT CONTAIN  
6 KITCHEN AND BATHROOM FACILITIES.

7 (5) "INDIVIDUAL ~~UNIT METER~~ SUBMETER" MEANS EQUIPMENT USED  
8 TO DETERMINE THE ACTUAL USE OF WATER FOR EACH RESIDENTIAL UNIT IN AN  
9 APARTMENT HOUSE OR A MOBILE HOME PARK.

10 (6) "WATER SERVICE PROVIDER" MEANS, AS APPLICABLE:

11 (I) A POLITICAL SUBDIVISION THAT PROVIDES WATER AND  
12 SEWERAGE SERVICES UNDER SUBTITLE 7 OF THIS TITLE;

13 (II) A WATER COMPANY, AS DEFINED IN § 1-101 OF THE PUBLIC  
14 UTILITIES ARTICLE; ~~OR~~

15 (III) THE WASHINGTON SUBURBAN SANITARY COMMISSION; OR

16 (IV) A MOBILE HOME PARK.

17 (B) SUBJECT TO THE PROVISIONS OF THIS SECTION, AND WITH THE  
18 APPROVAL OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
19 AND THE BOARD OF PUBLIC WORKS OR EQUIVALENT LOCAL AUTHORITY, A LOCAL  
20 HOUSING AUTHORITY ESTABLISHED UNDER DIVISION II OF THE HOUSING AND  
21 COMMUNITY DEVELOPMENT ARTICLE MAY INSTALL INDIVIDUAL ~~UNIT METERS~~  
22 SUBMETERS FOR ANY COMBINATION OF APARTMENT HOUSES OR DWELLING UNITS.

23 (C) AN OWNER, AN OPERATOR, OR A MANAGER OF AN APARTMENT HOUSE  
24 OR A MOBILE HOME PARK, OR A CONTRACTOR HIRED BY THE OWNER, OPERATOR, OR  
25 MANAGER, MAY INSTALL AN INDIVIDUAL ~~UNIT METER~~ SUBMETER FOR EACH  
26 DWELLING UNIT THAT IS NOT ~~INDIVIDUALLY~~ DIRECTLY METERED FOR WATER TO  
27 ALLOCATE FAIRLY THE COST OF EACH UNIT'S WATER CONSUMPTION.

28 (D) (1) AN OWNER, AN OPERATOR, OR A MANAGER OF AN APARTMENT  
29 HOUSE OR A MOBILE HOME PARK, OR A CONTRACTOR HIRED BY THE OWNER,  
30 OPERATOR, OR MANAGER, WHO INSTALLS INDIVIDUAL ~~UNIT METERS~~ SUBMETERS  
31 UNDER THIS SECTION TO PROVIDE BULK METERED SERVICE MAY NOT IMPOSE ON A  
32 UNIT IN THE FACILITY ANY WATER OR SEWERAGE COST EXCEPT THE CHARGES THAT

1 THE WATER SERVICE PROVIDER ACTUALLY IMPOSES ON THE OWNER, OPERATOR, OR  
2 MANAGER.

3 (2) THE CHARGES IMPOSED UNDER PARAGRAPH (1) OF THIS  
4 SUBSECTION SHALL BE ALLOCATED AMONG THE UNITS IN PROPORTION TO THE  
5 ACTUAL USAGE BY THE UNIT.

6 (3) THE OWNER, OPERATOR, OR MANAGER OF AN APARTMENT HOUSE  
7 OR A MOBILE HOME PARK, OR A CONTRACTOR HIRED BY THE OWNER, OPERATOR, OR  
8 MANAGER, MAY NOT IMPOSE ON A UNIT IN THE FACILITY ANY COSTS ASSOCIATED  
9 WITH:

10 (I) POOR MAINTENANCE OR LEAKS THAT THE OWNER,  
11 OPERATOR, MANAGER, OR CONTRACTOR IS RESPONSIBLE FOR; ~~OR~~

12 (II) COMMON AREA USAGE; OR

13 (III) USAGE IN ANY PART OF A BUILDING THAT IS NOT USED AS A  
14 RESIDENTIAL UNIT.

15 (4) THE OWNER, OPERATOR, OR MANAGER OF AN APARTMENT HOUSE  
16 OR A MOBILE HOME PARK, OR A CONTRACTOR HIRED BY THE OWNER, OPERATOR, OR  
17 MANAGER, MAY COLLECT AN ADDITIONAL SERVICE CHARGE NOT EXCEEDING \$1 PER  
18 UNIT PER MONTH TO COVER ADMINISTRATIVE COSTS AND BILLING.

19 (E) (1) EACH INDIVIDUAL ~~UNIT METER~~ SUBMETER UNDER THIS SECTION  
20 IS SUBJECT TO THE REGULATIONS AND STANDARDS THAT THE DEPARTMENT, IN  
21 CONSULTATION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY  
22 DEVELOPMENT, ADOPTS FOR THE ACCURACY, TESTING, AND RECORD KEEPING OF  
23 INDIVIDUAL ~~UNIT METERS~~ SUBMETERS.

24 (2) REGULATIONS ADOPTED UNDER THIS SUBSECTION SHALL BE AT  
25 LEAST AS STRINGENT AS THE REGULATIONS APPLICABLE TO THE WATER METERS  
26 THAT WATER SERVICE PROVIDERS INSTALL.

27 (F) (1) ~~(1) EACH INDIVIDUAL UNIT METER UNDER THIS SECTION~~  
28 ~~SHALL INCLUDE A LEAK DETECTION MONITOR.~~

29 ~~(2) THE OWNER, OPERATOR, OR MANAGER OF THE APARTMENT~~  
30 ~~HOUSE, OR A CONTRACTOR HIRED BY THE OWNER, OPERATOR, OR MANAGER, SHALL~~  
31 ~~ALLOW THE OCCUPANT OF THE UNIT TO PERIODICALLY INSPECT THE LEAK~~  
32 ~~DETECTION MONITOR~~ IN THIS SUBSECTION THE FOLLOWING WORDS HAVE THE  
33 MEANINGS INDICATED.

1                   **(II) "ACTUAL USAGE" MEANS USAGE THAT WAS MEASURED**  
2 **WHEN A METER WAS CONSIDERED ACCURATE.**

3                   **(III) "ESTIMATED USAGE" MEANS THE AVERAGE USAGE BY**  
4 **DWELLING UNITS IN THE SAME APARTMENT HOUSE THAT:**

5                               **1. ARE OF COMPARABLE SIZE; AND**

6                               **2. HAVE A COMPARABLE NUMBER OF OCCUPANTS.**

7                   **(2) SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION, IF AN**  
8 **INDIVIDUAL SUBMETER DOES NOT PROVIDE ADEQUATE OR ACCURATE DATA FOR**  
9 **BILLING PURPOSES, THE OWNER, OPERATOR, OR MANAGER OF AN APARTMENT**  
10 **HOUSE MAY BILL THE OCCUPANT OF THE UNIT:**

11                               **(I) THE AVERAGE COST OF THE MOST RECENT 3 MONTHS OF**  
12 **ACTUAL USAGE BY THE OCCUPANT OF THE UNIT; OR**

13                               **(II) IF RECORDS OF THE MOST RECENT 3 MONTHS OF ACTUAL**  
14 **USAGE BY THE OCCUPANT OF THE UNIT ARE NOT AVAILABLE, THE AVERAGE COST**  
15 **OF THE MOST RECENT 3 MONTHS OF ESTIMATED USAGE.**

16                   **(3) IF AN INDIVIDUAL SUBMETER HAS NOT BEEN REPAIRED OR**  
17 **REPLACED FOR TWO CONSECUTIVE BILLING CYCLES, THE OWNER, OPERATOR, OR**  
18 **MANAGER OF AN APARTMENT HOUSE MAY NOT BILL THE OCCUPANT OF THAT UNIT**  
19 **UNTIL THE INDIVIDUAL SUBMETER IS REPAIRED OR REPLACED.**

20                   **(G) THE OWNER, OPERATOR, OR MANAGER OF THE APARTMENT HOUSE OR**  
21 **MOBILE HOME PARK, OR A CONTRACTOR HIRED BY THE OWNER, OPERATOR, OR**  
22 **MANAGER, SHALL:**

23                               **(1) MAINTAIN ADEQUATE RECORDS REGARDING INDIVIDUAL ~~UNIT~~**  
24 **~~METERS~~ SUBMETERS; AND**

25                               **(2) OBTAIN ANY ADDITIONAL RECORDS NEEDED BY AN OCCUPANT OF**  
26 **A UNIT TO VERIFY A WATER BILL; AND**

27                               **(3) ALLOW THE OCCUPANT OF THE UNIT TO INSPECT THE RECORDS**  
28 **DURING REASONABLE BUSINESS HOURS.**

29                   **~~(H) UNPAID WATER BILLS UNDER THIS SECTION MAY NOT BE TREATED AS~~**  
30 **~~UNPAID RENT IN AN EVICTION PROCEEDING.~~**



1           **(3) BEFORE THE BEGINNING OF THE INITIAL LEASE, NOTIFY THE**  
2 **PROSPECTIVE TENANT IN WRITING OF:**

3                   **(I) THE TOTAL WATER AND SEWER COSTS BILLED TO THE**  
4 **OCCUPANTS OF THE UNIT IN THE IMMEDIATELY PRECEDING 2 YEARS; OR**

5                   **(II) IF WATER AND SEWER COSTS WERE NOT BILLED TO AN**  
6 **OCCUPANT OF THE UNIT FOR THE IMMEDIATELY PRECEDING 2 YEARS, THE TOTAL**  
7 **WATER AND SEWER COSTS BILLED TO A COMPARABLY SIZED UNIT WITHIN THAT TIME**  
8 **PERIOD.**

9           **(C) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, A LANDLORD THAT**  
10 **DOES NOT MEET THE REQUIREMENTS OF § 9-1115 OF THE ENVIRONMENT ARTICLE**  
11 **MAY NOT REQUIRE A TENANT TO MAKE PAYMENTS TO A THIRD PARTY FOR WATER**  
12 **OR SEWER SERVICES.**

13           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
14 October 1, 2026.

Approved:

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Governor.

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President of the Senate.

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Speaker of the House of Delegates.