

SENATE BILL 130

M3, N1

(PRE-FILED)

6lr1507

CF HB 220

By: Senator Henson

Requested: October 30, 2025

Introduced and read first time: January 14, 2026

Assigned to: Education, Energy, and the Environment

A BILL ENTITLED

1 AN ACT concerning

2 Environment – Water – Individual Unit Meters

3 FOR the purpose of authorizing the installation of individual unit water meters for certain
4 apartment houses and dwelling units; prohibiting the owner, operator, or manager
5 of an apartment house, or a contractor hired by the owner, operator, or manager,
6 from imposing certain costs on a unit; requiring each individual unit meter to include
7 a leak detection monitor; authorizing the occupant of a dwelling unit to periodically
8 inspect the leak detection monitor installed for their unit; requiring the owner,
9 operator, or manager of an apartment house, or a contractor hired by the owner,
10 operator, or manager to maintain certain records; prohibiting unpaid water bills
11 from being treated as unpaid rent in an eviction process; establishing a certain
12 complaint process; and generally relating to individual unit water meters.

13 BY adding to

14 Article – Environment

15 Section 9-1115

16 Annotated Code of Maryland

17 (2014 Replacement Volume and 2025 Supplement)

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

19 That the Laws of Maryland read as follows:

20 Article – Environment

21 **9-1115.**

22 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**
23 **INDICATED.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(2) "ADEQUATE RECORDS" INCLUDES:

2 (I) A COPY OF ALL CHARGES THAT THE WATER SERVICE
3 PROVIDER IMPOSED ON THE OWNER, OPERATOR, OR MANAGER OF AN APARTMENT
4 HOUSE IN THE PRECEDING 2 YEARS;

5 (II) THE TOTAL UTILITY COST IMPOSED ON ALL UNITS IN THE
6 FACILITY EACH MONTH FOR THE CURRENT CALENDAR YEAR AND PREVIOUS
7 CALENDAR YEAR;

12 (IV) AN EXPLANATION OF THE FORMULA USED TO ALLOCATE
13 THE COST OF EACH UNIT'S WATER CONSUMPTION; AND

14 (v) ANY OTHER INFORMATION NECESSARY FOR A TENANT TO
15 VERIFY A WATER UTILITY BILL.

20 (II) "APARTMENT HOUSE" INCLUDES A RESIDENTIAL
21 CONDOMINIUM OR COOPERATIVE, WHETHER THE UNITS ARE RENTED OR OWNER
22 OCCUPIED.

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

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

3 (III) THE WASHINGTON SUBURBAN SANITARY COMMISSION.

4 (B) SUBJECT TO THE PROVISIONS OF THIS SECTION, AND WITH THE
5 APPROVAL OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, A
6 LOCAL HOUSING AUTHORITY ESTABLISHED UNDER DIVISION II OF THE HOUSING
7 AND COMMUNITY DEVELOPMENT ARTICLE MAY INSTALL INDIVIDUAL UNIT METERS
8 FOR ANY COMBINATION OF APARTMENT HOUSES OR DWELLING UNITS.

9 (C) AN OWNER, AN OPERATOR, OR A MANAGER OF AN APARTMENT HOUSE,
10 OR A CONTRACTOR HIRED BY THE OWNER, OPERATOR, OR MANAGER, MAY INSTALL
11 AN INDIVIDUAL UNIT METER FOR EACH DWELLING UNIT THAT IS NOT INDIVIDUALLY
12 METERED FOR WATER TO ALLOCATE FAIRLY THE COST OF EACH UNIT'S WATER
13 CONSUMPTION.

14 (D) (1) AN OWNER, AN OPERATOR, OR A MANAGER OF AN APARTMENT
15 HOUSE, OR A CONTRACTOR HIRED BY THE OWNER, OPERATOR, OR MANAGER, WHO
16 INSTALLS INDIVIDUAL UNIT METERS UNDER THIS SECTION TO PROVIDE BULK
17 METERED SERVICE MAY NOT IMPOSE ON A UNIT IN THE FACILITY ANY WATER OR
18 SEWERAGE COST EXCEPT THE CHARGES THAT THE WATER SERVICE PROVIDER
19 ACTUALLY IMPOSES ON THE OWNER, OPERATOR, OR MANAGER.

26 (I) POOR MAINTENANCE OR LEAKS THAT THE OWNER,
27 OPERATOR, MANAGER, OR CONTRACTOR IS RESPONSIBLE FOR; OR

28 (II) COMMON AREA USAGE.

1 (E) (1) EACH INDIVIDUAL UNIT METER UNDER THIS SECTION IS SUBJECT
2 TO THE REGULATIONS AND STANDARDS THAT THE DEPARTMENT, IN CONSULTATION
3 WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, ADOPTS
4 FOR THE ACCURACY, TESTING, AND RECORD KEEPING OF INDIVIDUAL UNIT METERS.

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

8 (F) (1) EACH INDIVIDUAL UNIT METER UNDER THIS SECTION SHALL
9 INCLUDE A LEAK DETECTION MONITOR.

10 (2) THE OWNER, OPERATOR, OR MANAGER OF THE APARTMENT
11 HOUSE, OR A CONTRACTOR HIRED BY THE OWNER, OPERATOR, OR MANAGER, SHALL
12 ALLOW THE OCCUPANT OF THE UNIT TO PERIODICALLY INSPECT THE LEAK
13 DETECTION MONITOR.

14 (G) THE OWNER, OPERATOR, OR MANAGER OF THE APARTMENT HOUSE, OR
15 A CONTRACTOR HIRED BY THE OWNER, OPERATOR, OR MANAGER, SHALL:

16 (1) MAINTAIN ADEQUATE RECORDS REGARDING INDIVIDUAL UNIT
17 METERS; AND

18 (2) ALLOW THE OCCUPANT OF THE UNIT TO INSPECT THE RECORDS
19 DURING REASONABLE BUSINESS HOURS.

20 (H) UNPAID WATER BILLS UNDER THIS SECTION MAY NOT BE TREATED AS
21 UNPAID RENT IN AN EVICTION PROCEEDING.

22 (I) (1) A COMPLAINT BY AN OCCUPANT OF A DWELLING UNIT AGAINST AN
23 OWNER, OPERATOR, OR MANAGER OF AN APARTMENT HOUSE, OR A CONTRACTOR
24 HIRED BY THE OWNER, OPERATOR, OR MANAGER, UNDER THIS SECTION MAY BE
25 FILED IN THE COUNTY OR MUNICIPALITY WHERE THE APARTMENT HOUSE IS
26 LOCATED.

27 (2) A COMPLAINT FILED UNDER PARAGRAPH (1) OF THIS
28 SUBSECTION MAY BE HANDLED BY:

29 (I) THE LANDLORD-TENANT COMMISSION, IF ONE EXISTS, OF
30 THE COUNTY OR MUNICIPALITY;

31 (II) THE CONSUMER PROTECTION AGENCY, IF ONE EXISTS, OF
32 THE COUNTY OR MUNICIPAL CORPORATION IF THERE IS NOT A LANDLORD-TENANT

1 COMMISSION IN THE COUNTY OR MUNICIPALITY OR IF THE COMMISSION DOES NOT
2 HAVE JURISDICTION; OR

3 (III) THE CONSUMER PROTECTION DIVISION OF THE OFFICE OF
4 THE ATTORNEY GENERAL, IF THERE IS NOT A CONSUMER PROTECTION AGENCY IN
5 THE COUNTY OR MUNICIPALITY OR THE AGENCY DOES NOT HAVE JURISDICTION.

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