

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2255 Session of
2024

INTRODUCED BY BENNINGHOFF, ZIMMERMAN AND JOZWIAK, MAY 1, 2024

REFERRED TO COMMITTEE ON CONSUMER PROTECTION, TECHNOLOGY AND
UTILITIES, MAY 1, 2024

AN ACT

1 Amending Title 66 (Public Utilities) of the Pennsylvania
2 Consolidated Statutes, in service and facilities, providing
3 for master meter system and submetering program for landlord
4 ratepayers.

5 The General Assembly of the Commonwealth of Pennsylvania
6 hereby enacts as follows:

7 Section 1. Chapter 15 of Title 66 of the Pennsylvania
8 Consolidated Statutes is amended by adding a subchapter to read:

9 SUBCHAPTER C

10 MASTER METER SYSTEM AND SUBMETERING

11 PROGRAM FOR LANDLORD RATEPAYERS

12 Sec.

13 1551. Declaration of policy.

14 1552. Definitions.

15 1553. Master meter system and submetering program.

16 § 1551. Declaration of policy.

17 The General Assembly finds and declares that it is the policy
18 of the Commonwealth to encourage access for tenants and landlord
19 ratepayers to energy technologies and efficiency through

1 programs which offer master meter systems and submetering
2 options.

3 § 1552. Definitions.

4 The following words and phrases when used in this subchapter
5 shall have the meanings given to them in this section unless the
6 context clearly indicates otherwise:

7 "Conversion." The process of converting a residential
8 building from the use of a multimeter system to a master meter
9 system.

10 "Energy efficiency." A reduction in overall consumption,
11 measured in kilowatt hours, or the shifting of an amount of
12 energy during a specified period of time, measured as demand in
13 kilowatts.

14 "Master meter system." A system by which public utility and
15 electric generation services for a single residential building
16 are billed through a commercial public utility account. The term
17 does not include a multimeter system.

18 "Multimeter system." A system by which each tenant holds an
19 individual public utility account. The term does not include a
20 master meter system.

21 "Residential building." A building containing one or more
22 dwelling units occupied by one or more tenants. The term does
23 not include nursing homes, hotels and motels or any dwelling of
24 which the landlord ratepayer is the only resident.

25 "Submetering." Meters owned by a landlord ratepayer and
26 installed for the purpose of billing individual tenant usage or
27 energy efficiency.

28 "Tenant." Any person or group of persons who are
29 contractually obligated to make rental payments to the landlord
30 ratepayer pursuant to a rental arrangement, including, but not

1 limited to, an oral or written lease with the landlord ratepayer
2 for a dwelling unit in a residential building or mobile home
3 park which is provided gas, electric, steam, sewer or water as
4 an included service under the rental agreement and who are not
5 the ratepayers of the utility which supplied the gas, electric,
6 steam, sewer or water service.

7 § 1553. Master meter system and submetering program.

8 (a) Establishment.--The commission shall establish a program
9 for a landlord ratepayer or the landlord ratepayer's designated
10 agent for the use of a master meter system or submetering.

11 (b) Criteria.--The commission shall ensure that the program
12 established under subsection (a) complies with the following
13 criteria:

14 (1) Allows a landlord ratepayer with an option to choose
15 a master meter service from a public utility for the landlord
16 ratepayer's residential property in accordance with section
17 1313 (relating to price upon resale of public utility
18 services).

19 (2) Ensures that a master meter system has certified and
20 tested meters for tenant bill accuracy.

21 (3) Has at least one technology option to allow a tenant
22 to control the tenant's usage, which may include the ability
23 to shift energy consumption to a different time or an overall
24 reduction in energy usage or a guarantee of total bill
25 savings less than the amount under section 1313. A public
26 utility may include demand or energy efficiency from a master
27 meter system as a reduction for the purpose of shared saving
28 or lost distribution revenue programs as determined by the
29 commission.

30 (4) Verifies a lease agreement prior to a conversion.

1 (5) Includes applicable requirements for disconnection,
2 including notice and required payment plan requirements.

3 (6) Mandates registration for a designated agent used by
4 a landlord ratepayer for billing.

5 (7) Has standards for the purchase or lease of equipment
6 for contracts between a landlord ratepayer and a public
7 utility.

8 Section 2. This act shall take effect in 60 days.