

HOUSE BILL 1196

C5, L5, N1

5lr0987

By: **Montgomery County Delegation and Prince George's County Delegation**

Introduced and read first time: February 6, 2025

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County – Utility Services – Master Meters**

3 **MC/PG 115–25**

4 FOR the purpose of exempting, in Prince George's County, a duplex constructed, converted,
5 or intended to be constructed or converted to condominium or cooperative ownership,
6 from provisions prohibiting the use of a master meter for water and sewer service in
7 a residential multiple occupancy building; and generally relating to restrictions on
8 the use of master meters for utility services in Prince George's County.

9 BY repealing and reenacting, with amendments,
10 Article – Public Utilities
11 Section 23–202(e)
12 Annotated Code of Maryland
13 (2020 Replacement Volume and 2024 Supplement)

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

16 **Article – Public Utilities**

17 23–202.

18 (e) (1) In this subsection, “master meter” means a meter used to measure, for
19 billing purposes, the total amount of water and sewer usage in a building, including the
20 combined use from all individually leased or owned units and all common areas.

21 (2) This subsection:

22 **(I)** applies only in Prince George's County; AND

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(II) DOES NOT APPLY TO A DUPLEX THAT IS:**

2 **1. CONSTRUCTED OR CONVERTED TO CONDOMINIUM OR**
3 **COOPERATIVE OWNERSHIP; OR**

4 **2. INTENDED TO BE CONSTRUCTED OR CONVERTED TO**
5 **CONDOMINIUM OR COOPERATIVE OWNERSHIP.**

6 (3) The Commission may not authorize the use of a master meter for water
7 and sewer service in a residential multiple occupancy building that is constructed or
8 converted to condominium or cooperative ownership.

9 (4) In the case of a residential multiple occupancy building in which the
10 Commission has previously authorized the use of a master meter under this section, and
11 that is intended to be converted to condominium or cooperative ownership, the conversion
12 of ownership may not take effect until individual meters have been installed for each
13 individual dwelling unit and for the common areas of the building.

14 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
15 October 1, 2025.