

States and Cities Where Electrical Submetering is Required*

Here is a list of states and cities where electrical submetering is explicitly required:

1. [New York City, New York](#)

- **Local Law 88** mandates that buildings over 50,000 square feet and any tenant space over 10,000 square feet must install submeters by January 1, 2025. This regulation ensures that tenants are billed based on their actual utility usage, promoting energy efficiency and accountability ([Wireless Submetering Solution](#)) ([Department of Public Service](#)).

2. [California](#)

- **SB-7** requires landlords to install submeters in new multi-family buildings to measure each tenant's utility usage. The regulation ensures accurate billing and promotes water and energy conservation ([SFTool](#)).
- **CTEP** A certification program that tests and certifies submeters to ensure they are accurate and reliable for billing tenants.

3. [Seattle, Washington](#)

- Submetering is required for residential and commercial buildings over 20,000 square feet and tenant spaces over 2,500 square feet, ensuring compliance with NEC and Seattle regulations for accurate billing and maintenance ([SFTool](#)).

Summary

These jurisdictions have specific mandates for the installation of electrical submeters to ensure accurate billing and promote energy efficiency:

- **New York City, NY:** Buildings >50,000 sq ft and tenant spaces >10,000 sq ft.
- **California:** New multi-family buildings.
- **Seattle, WA:** Buildings >20,000 sq ft and tenant spaces >2,500 sq ft.

*Detail courtesy of Dent Instruments & TBWC Technology

REF: <https://www.dentinstruments.com/us-compliance-map/>
www.TBWCtechnology.com

State-by-State Summary

Arizona

Submetering Regulations

In Arizona, landlords are permitted to install submeters and measure individual tenant usage for utilities such as gas, water, electricity, trash removal, and wastewater. This allows for precise billing based on each tenant's actual consumption.

Arizona Revised Statutes 33-1314.01: Utility Charges; Submetering; Ratio Utility Billing; Allocation; Water System Exemption

Key Points on Electrical Submetering in Arizona (A.R.S. 33-1314.01)

1. **Separate Charging Allowed:** Landlords can install submeters to charge tenants separately for electricity and other utilities.
2. **Administrative Fees:** Only actual administrative costs can be recovered; no additional charges are permitted. The rental agreement must disclose these fees.
3. **Billing Transparency:** Bills must clearly show the cost of electricity, meter readings, and any administrative fees separately.
4. **Implementation Notification:** At least 90 days' notice is required before starting submetering or using a ratio utility billing system for existing tenancies.
5. **Allocation Methods:** Without submeters, costs can be allocated per tenant, by square footage, unit type, number of water fixtures, or other fair methods outlined in the rental agreement.
6. **Tenant Dispute Resolution:** Tenants can object in writing and, if unresolved, file a civil complaint in justice court.
7. **Regulatory Exemption:** Submetering does not alone trigger regulation as a public or consecutive water system by the Department of Environmental Quality.

Resources:

- [Arizona Department of Housing – Landlord and Tenant Act](#)
 - [Arizona Revised Statutes, Title 33, Section 1314.01](#)

Summary

Arizona supports submetering for both residential and commercial properties. Landlords can only bill tenants based on actual usage, ensuring transparency and fair billing practices. Submetering helps in managing utility costs efficiently, benefitting both landlords and tenants. For detailed guidelines and legal references, consult the Arizona Revised Statutes and utility billing resources provided above.

California

Special Note DENT Instruments has a dedicated page for California submetering at: [CTEP California Revenue Grade Metering](#).

Submetering Regulations

In California, landlords are required to install submeters to measure individual tenant use of utilities such as gas, water, & electricity in all new multi-family constructions started after January 1, 2018. Existing buildings constructed before this date can use Ratio Utility Billing System (RUBS).

Key Points on Electrical Submetering in California (SB-7):

- **Separate Charging Required:** All new multi-family constructions started after January 1, 2018, must have submeters installed to measure tenant usage for utilities such as water, gas, and electricity. Existing buildings may use RUBS.
- **Administrative Fees:** Only actual administrative costs related to submetering can be recovered. These fees must be disclosed in the rental agreement.
- **Billing Transparency:** Bills must clearly show utility consumption and any administrative fees separately.
- **Implementation Notification:** Submetering must comply with technical standards and meters must be tested and approved by the California Department of Weights and Measures.
- **Tenant Rights:** Tenants must be able to access and read their submeters. Meters must measure only the tenant's consumption and should not require landlords to enter the dwelling for readings.
- **Regulatory Compliance:** Submeters must comply with all installation, maintenance, and calibration regulations established by state laws and the Business and Professions Code.

CTEP (California Type Evaluation Program)

Before a submeter can be sold or used for billing applications in California, it must be evaluated and endorsed by California's Department of Food and Agriculture (CDFA), Division of Measurement Standards (DMS) through the California Type Evaluation Program (CTEP). CTEP ensures that submeters used for tenant billing in California are evaluated and endorsed by the California Department of Food and Agriculture (CDFA). This program focuses on the accuracy, reliability, and proper functioning of submeters.

Requirements for CTEP:

- Independently tested for system accuracy (meters with Current Transformers (CTs)).
- Ability to read billing data at the meter (load descriptions, kW, kWh).
- Visible Pulse Indicator.
- Ability to lock meter configuration after installation (physical "seal" switch on circuit board).
- Tamper-evident seals to prevent access to internal components.
- External, tamper-proof meter settings label showing configuration and CTs, as well as tamper-evident product labels.

California Title 24, Part 6

Title 24, Part 6 of California's Building Standards Code includes energy efficiency standards and requirements for Measurement and Verification (M&V). This regulation ensures that submeters meet the state's energy efficiency goals and are endorsed through the CTEP program.

Title 24, Part 6 focuses on energy efficiency for both residential and non-residential buildings. It mandates the measurement and verification (M&V) of energy usage, requiring submeters to track and display energy consumption. This process, known as the "disaggregation of loads," involves monitoring electrical usage down to individual circuits or areas within a building and can be viewed downstream from the meter.

By combining Title 24, Part 6 requirements with CTEP certification, California ensures that buildings are energy-efficient and that the submeters used for billing are accurate and reliable. This combination supports the state's broader goals of energy conservation and efficiency.

Differences for Commercial vs. Residential Submetering

- **Residential:** Submetering regulations, including Senate Bill 7 (SB-7) and Title 24, Part 6, focus on ensuring accurate billing, transparency, and tenant rights. Specific requirements for submeters include CTEP certification and adherence to energy efficiency standards.
- **Commercial:** While Title 24 and CTEP standards apply to ensure accuracy and reliability, there is no specific mandate like SB-7 that universally requires submeters for all commercial buildings. The requirement for submeters in commercial properties may vary depending on specific local regulations or building codes, but all meters (if used) meet CTEP and Title 24 standards.

Resources:

- [California Department of Housing – Landlord and Tenant Act](#)
- [California Department of Food and Agriculture – CTEP](#)
- [California Energy Commission – Energy Code](#)
- [California Senate Bill 7 Text](#)
- [CTEP Certified Meters at DENT Instruments](#)

Summary

- **Residential Multi-Family:** Required to have submeters.
- **Commercial:** Must meet CTEP and Title 24 standards, but submetering requirements can vary.
- **Regulations**
 - **SB-7:** A law that requires landlords to install submeters in new multi-family buildings to measure each tenant's utility usage.
 - **CTEP:** A program that tests and certifies submeters to ensure they are accurate and reliable for billing tenants.
 - **Title 24:** A set of building standards that includes requirements for energy monitoring and making sure meters can measure and show detailed energy use.

Connecticut

Connecticut Submetering Regulations

Residential and Commercial Submetering Requirements

In Connecticut, submetering is regulated to ensure accurate billing and consumer protection for both residential and commercial properties. Here's a detailed overview:

Submetering Regulations (Connecticut General Statutes 16-19ff)

- Submetering is allowed in recreational campgrounds, marinas, commercial, industrial, and multi-family residential buildings where electricity is provided by renewable energy sources or combined heat and power systems.
- The Public Utilities Regulatory Authority (PURA) oversees submetering activities and must approve submetering applications. Landlords or property managers must apply to PURA before they can implement submetering ([Casetext – CoCounsel](#)) ([Casetext – CoCounsel](#)).

Key Points:

- **Approval Requirement:** Landlords must apply to PURA and obtain approval before implementing submetering.
- **Billing Standards:** Submetered customers must only pay for their actual energy usage, and the rate cannot exceed what is paid by the main meter customer.
- **Installation and Maintenance:** Submeters must be installed and maintained according to applicable codes and standards, and must be clearly labeled and securely mounted.

For more detailed information, you can refer to:

- [Connecticut General Statutes 16-19ff](#)
- [Connecticut Administrative Code 16-11-237](#)

Summary

Connecticut requires submeters to be installed in compliance with strict regulations to ensure accurate billing and consumer protection. Both residential and commercial properties can implement submetering, but they must follow the guidelines set by PURA and other relevant codes.

District of Columbia (Washington D.C)

Residential and Commercial Submetering Requirements

In the District of Columbia, submetering regulations are designed to ensure fair and accurate billing for both residential and commercial properties. The regulations are overseen by the Public Service Commission (PSC).

Key Regulations:

1. Authorization and Compliance:

- Submetering is allowed in both residential and commercial buildings if it is specified in the rental agreement or lease. All submetering equipment must meet the standards set by the PSC.
- Building owners must notify the PSC at least 90 days before installation and within 30 days after installation is completed. This ensures compliance with safety and installation standards.

2. Installation and Maintenance:

- Submeters must be installed according to all relevant building and safety codes, including the National Electrical Code.
- The equipment must be clearly labeled, securely mounted, and accessible for reading, testing, and inspection.

3. Billing and Consumer Protection:

- Charges for utilities must be based on actual usage recorded by the submeters. The rates should not exceed the main meter rates, and additional charges are limited to administrative costs.
- Submeters must be tested periodically for accuracy. If a submeter is found to be inaccurate by more than 2%, adjustments must be made to the tenant's bill accordingly.
- Adequate records of submetering must be maintained and made available for inspection by tenants and the PSC.

4. Tenant Rights:

- Tenants have the right to request a test of the submetering equipment at no charge, once every 24 months. They also have the right to inspect billing records during reasonable business hours.

References:

For more detailed information on these regulations, you can refer to the [D.C. Law Library – Chapter 15A: Installation of Submetering Equipment](#) and the [D.C. Municipal Regulations on Submetering](#).

Florida

Residential and Commercial Submetering Requirements

In Florida, submetering for utilities such as electricity, gas, and water is regulated to ensure fair and accurate billing. Here are the key regulations and practices:

Permissibility and Scope:

- Submetering is permitted for both residential and commercial properties. It allows property owners to bill tenants for individual utility usage based on actual consumption.

Utility Requirements:

- Electric utility companies are generally required to provide individual meters for each unit in new residential buildings. This ensures accurate billing and helps in energy conservation efforts.
- For existing buildings or where individual metering is not feasible, master metering can be used with reasonable apportionment methods, including submetering, to allocate utility costs.

Authorization and Compliance:

- Property owners must ensure that submetering systems comply with relevant codes, such as the National Electrical Code. Submeters must be installed and maintained properly to ensure accuracy.
- Miami-Dade County and other specific localities may have additional regulations, such as prohibiting the use of Ratio Utility Billing Systems (RUBS) for certain utilities.

Billing Practices:

- Charges to tenants must reflect actual usage recorded by the submeters and must not exceed the rates charged by the utility company. Additional administrative fees can be applied but are subject to local regulations.
- Accurate records of submetering must be maintained, and regular testing of the meters is required to ensure they remain accurate.

For more detailed information, you can refer to:

- [Chapter 83 – 2019 Florida Statutes](#)
- [Chapter 553 – 2017 Florida Statutes](#)

Summary

In Florida, landlords can implement submetering for both residential and commercial properties, ensuring compliance with state and local regulations to guarantee accurate billing. Electric utility

companies are required to provide individual meters for each unit in most new residential buildings, but submetering is used where individual metering is not feasible.

Georgia

Residential and Commercial Submetering Requirements

In Georgia, submetering is regulated by various local ordinances and state laws to ensure fair billing practices and consumer protection.

- **Permissibility and Scope:**
 - Submetering is permitted for residential, commercial, and certain industrial properties.
 - Specific local ordinances and state laws apply, such as the Georgia Water Stewardship Act, which mandates water submetering for new multi-unit residential buildings and certain retail and light industrial buildings permitted after July 1, 2012 ([Think Utility Services](#)) ([NES Submeter](#)).
- **Authorization and Compliance:**
 - Property owners must ensure that submeters are installed according to the National Electrical Code (NEC) and comply with relevant state and local standards.
 - The Georgia Water Stewardship Act encourages, but does not mandate, submetering for existing multi-unit buildings and office components of new multi-unit buildings ([Think Utility Services](#)).
- **Billing Practices:**
 - Tenants must be billed based on their actual utility usage recorded by the submeters.
 - Additional fees such as late fees and move-in fees are not allowed beyond the actual utility usage costs.
- **Consumer Protections:**
 - Tenants can request billing records and dispute discrepancies.
 - Regular maintenance and testing of submeters are required to ensure accuracy.

Resources:

- [Georgia Water Stewardship Act](#)
- [Think Utility Services](#)
- [National Conference of State Legislatures](#)

Summary

In Georgia, landlords can implement submetering for residential, commercial, and certain industrial properties, ensuring compliance with state and local regulations for accurate billing and maintenance. Submeters must adhere to NEC standards and specific codes set by the Georgia Water Stewardship Act and other local ordinances.

- Submetering is permitted for various property types.
- Water submetering is required for new multi-unit residential and certain other properties.
- Compliance with NEC and state standards is required.
- Tenants are billed based on actual usage; additional fees are restricted.

Indiana

Residential and Commercial Submetering Requirements

In Indiana, submetering is permitted and regulated for both residential and commercial properties. The Indiana Utility Regulatory Commission (IURC) oversees these regulations to ensure accurate billing and consumer protection.

Key Regulations:

1. **Permissibility and Scope:**

- Submetering is allowed for both residential and commercial properties to allocate utility costs based on actual usage.
- Property owners may install kilowatt-hour submetering equipment for each individual unit to ensure tenants are billed fairly for their consumption.

2. **Authorization and Compliance:**

- Submeters must comply with installation standards set by the IURC, which include adherence to the National Electrical Code and other relevant safety standards.
- Property owners are responsible for installing, maintaining, and testing submeters to ensure accuracy. Records of these activities must be kept and made available for inspection by the IURC.

3. **Billing Practices:**

- Tenants must be billed based on actual usage recorded by the submeters. The total bill should reflect the rate per kilowatt-hour plus any lawful taxes or charges applicable to the master meter.
- Owners cannot impose additional charges beyond what is billed by the utility company, except for permissible administrative costs.

4. **Records and Testing:**

- Accurate records of submeter installations, tests, and readings must be maintained. Submeters must be periodically tested for accuracy, and any discrepancies must be addressed to ensure tenants are billed correctly.

Legal References:

[Indiana General Assembly – Current Laws](#)

[Indiana Code § 8-1-2-36.5](#)

Summary

Indiana allows submetering for residential and commercial properties, requiring compliance with IURC regulations for accurate billing and proper maintenance.

- Property owners must maintain and test submeters regularly.
- Submeters must be installed per the National Electrical Code.
- Tenants are billed based on actual usage.

Maryland

Residential and Commercial Submetering Requirements

In Indiana, submetering is permitted and regulated for both residential and commercial properties. The Indiana Utility Regulatory Commission (IURC) In Maryland, submetering is regulated by the Public Service Commission (PSC) to ensure accurate billing and protect consumers. Here's an overview of the key regulations:

- **Permissibility and Scope:**
 - Submetering is permitted for residential and commercial properties, including apartment houses, office buildings, and shopping centers.
 - Property owners must adhere to specific standards and guidelines established by the PSC.
- **Authorization and Compliance:**
 - All submeters must be approved by the PSC and meet the American National Standard for Electric Meters.
 - Submetering systems must comply with the National Electrical Code and other relevant safety standards.
 - Property owners are responsible for installing, maintaining, and testing submeters to ensure accuracy.
- **Billing Practices:**
 - Tenants must be billed based on actual usage recorded by the submeters. Charges for electricity must be calculated from submeter readings.
 - If a submeter is found to be inaccurate (more than 2% fast or slow), adjustments must be made to the tenant's bill to reflect accurate usage.
 - Accurate records of submeter installations, tests, and readings must be maintained and made available for inspection by the PSC.
- **Consumer Protections:**
 - Tenants have the right to request a submeter test for accuracy at no charge, provided no test has been made in the past 18 months.
 - Owners must recalculate bills and issue refunds or credits if submeters are found to be inaccurate.

For more detailed information, you can refer to:

- [Maryland Administrative Code – Electric Submetering \(LII / Legal Information Institute\)](#)
- [Approved Electric Submeters – Maryland PSC \(Public Service Commission\)](#)

Summary

In Maryland, landlords can implement submetering for residential and commercial properties, ensuring compliance with PSC regulations to guarantee accurate billing and proper maintenance. Submeters must be approved by the PSC and comply with the National Electrical Code and American National Standards.

- Submetering is permitted in apartments, office buildings, and shopping centers.
- Submeters must meet PSC standards and comply with the National Electrical Code.
- Tenants are billed based on actual usage; inaccurate meters must be corrected.
- Tenants can request free submeter accuracy tests every 18 months.

Minnesota

Residential and Commercial Submetering Requirements

In Minnesota, submetering is regulated to ensure fair billing and consumer protection for both residential and commercial properties.

- **Permissibility and Scope:**
 - Submetering is allowed in both residential and commercial properties to allocate utility costs based on actual usage.
- **Authorization and Compliance:**
 - Submeters must be installed according to the Minnesota State Building Code, which adopts the National Electrical Code (NEC) standards.
 - Property owners are responsible for ensuring that submetering systems comply with all relevant safety and installation standards.
- **Billing Practices:**
 - Landlords can bill tenants for utilities based on actual usage recorded by submeters.
 - In single-metered residential buildings, landlords must pay the utility bill and can then apportion costs to tenants, following specific rules for transparency and fairness.
 - Tenants must be provided with notice of the total utility cost for the building and an equitable method of apportionment must be in the lease. Upon request, landlords must provide copies of the actual utility bills.
- **Consumer Protections:**
 - Tenants have the right to request utility bill details and can challenge incorrect billing. If submeters are found to be inaccurate, landlords must correct the billing and possibly refund overcharges.

For more detailed information, you can refer to:

- [Minnesota State Building Code](#)
- [Minnesota Statutes – Billing and Utility Service](#)
- [LawHelp Minnesota – Shared Utility Meters](#)

Summary

In Minnesota, submetering for residential and commercial properties must comply with state regulations to ensure accurate billing and consumer protection. Submeters must adhere to NEC standards, and landlords must follow fair billing practices, including providing detailed utility cost information to tenants.

- Submetering is permitted for fair allocation of utility costs.
- Compliance with the National Electrical Code is required.
- Tenants must be billed based on actual use & provided with utility bill details upon request.

New Jersey

Residential and Commercial Submetering Requirements

In New Jersey, submetering is regulated by the New Jersey Board of Public Utilities (NJBPU) to ensure fair billing and consumer protection. Here's an overview:

- **Permissibility and Scope:**
 - Submetering is allowed for residential, commercial, industrial, publicly financed and government-owned buildings, cooperative housing, condominiums, and charitable institutions.
 - A five-year pilot program for residential submetering of electricity and gas was initiated in 2005, and buildings constructed after August 8, 2011, must install submeters.
- **Authorization and Compliance:**
 - Property owners must obtain approval from the NJBPU to install submeters. Submeters must meet the American National Standard for Electric Meters.
 - Submetering systems must comply with the National Electrical Code and other relevant safety standards.
 - Accurate records of submeter installations, tests, and readings must be maintained and made available for inspection by the NJBPU.
- **Billing Practices:**
 - Tenants must be billed based on actual usage recorded by the submeters. Charges for utilities must not exceed what the utility company charges the property.
 - Landlords must provide transparency in billing, including the method of apportioning costs.
- **Consumer Protections:**
 - Tenants have the right to request a submeter test for accuracy and challenge incorrect billing. If a submeter is found to be inaccurate, landlords must correct the billing and refund any overcharges.

Resources:

- NJBPU Rules and Regulations
- [Cooperator News New Jersey – Utility Submetering](#)

Summary

New Jersey allows submetering for residential and commercial properties, requiring NJBPU approval and compliance with national standards to ensure accurate billing and consumer protection.

- Submetering is permitted for various property types.
- NJBPU approval is required, and submeters must meet American National Standards and NEC.
- Tenants are billed based on actual usage; inaccurate meters must be corrected.

New York

Residential and Commercial Submetering Requirements

In New York, submetering is regulated by the New York Public Service Commission (NYPSC) to ensure fair billing and consumer protection. Here's a concise overview:

- **Permissibility and Scope:**
 - Submetering is allowed for residential, commercial, industrial, and government-owned buildings.
 - Building owners must obtain approval from the NYPSC to install submeters.
- **Authorization and Compliance:**
 - Submeters must comply with the American National Standards Institute (ANSI) C12.20 standards for accuracy and performance.
 - The submetering system must be compatible with the building's electrical system and allow tenants to monitor their energy usage.
 - Property owners are responsible for the installation, maintenance, and periodic testing of submeters to ensure accuracy.
- **Billing Practices:**
 - Tenants must be billed based on their actual usage recorded by the submeters. Charges for utilities must not exceed what the utility company charges the property.
 - Accurate records of submeter installations, tests, and readings must be maintained and made available for inspection by the NYPSC.
- **Consumer Protections:**
 - Tenants have the right to request a submeter test for accuracy at no charge once every 12 months if done in response to a consumer complaint.
 - Landlords must correct billing and provide refunds if submeters are found to be inaccurate.

Resources:

- [New York Department of Public Service – Electric Submetering Information](#)
- [NYSERDA – Submetering for Multifamily Buildings](#)
- [Casetext – NYCRR Title 16, Section 96.7](#)

Summary

In New York, submetering is allowed for various property types, ensuring compliance with NYPSC regulations for accurate billing and maintenance. Submeters must be NYPSC-approved and comply with ANSI standards.

- Submetering is permitted for various property types.
- NYPSC approval is required, and submeters must meet ANSI standards.
- Tenants are billed based on actual usage; inaccurate meters must be corrected.

New York City, New York

Special Note: DENT Instruments has a dedicated page for New York City's Local Law 88 requirements: [DENT Instruments – Local Law 88 Compliance](#).

Residential and Commercial Submetering Requirements

In New York City, submetering is regulated by Local Law 88, which mandates specific requirements for large non-residential buildings. Here's a concise overview:

- **Permissibility and Scope:**
 - Submetering is required for certain non-residential tenant spaces in buildings larger than 50,000 square feet.
 - Submeters must be installed in tenant spaces larger than 10,000 square feet and for floors larger than 10,000 square feet that house multiple tenants.
- **Authorization and Compliance:**
 - Submeters must comply with the standards set by the New York City Energy Conservation Code.
 - By January 1, 2025, building owners must file a compliance report with the Department of Buildings, prepared by a registered design professional or a licensed master electrician, certifying the installation of submeters.
- **Billing Practices:**
 - Tenants must be provided with monthly energy statements detailing their electrical consumption and the charges based on their submeter readings.
 - The aim is to encourage energy conservation by making tenants aware of their actual energy usage and costs.
- **Lighting Upgrades:**
 - In addition to submetering, Local Law 88 requires upgrades to lighting systems to meet current energy conservation standards by January 1, 2025.
 - These upgrades include installing automatic shutoff switches, light reduction technologies, and other energy-efficient lighting controls.
- **Compliance and Penalties:**
 - Failure to comply with the submetering and lighting upgrade requirements by the deadline can result in significant fines.

For more detailed information, you can refer to:

- [NYC Local Law 88 FAQ](#)
- [BuildingGreen – Tenant Submetering Now Mandatory in NYC](#)
- [DENT Instruments – Local Law 88 Compliance](#).

Summary

New York City mandates submetering for large non-residential buildings, requiring compliance with Local Law 88 by January 1, 2025, to ensure accurate billing and energy efficiency.

- Submetering is required for tenant spaces larger than 10,000 square feet.
- Monthly energy statements must be provided to tenants.
- Lighting system upgrades are also mandated.

North Carolina

Residential and Commercial Submetering Requirements

In North Carolina, submetering is regulated by the North Carolina Utilities Commission (NCUC) to ensure fair billing practices and consumer protection.

- **Permissibility and Scope:**
 - Submetering is allowed for residential, commercial, and student housing properties.
 - Submetering is regulated for properties with over 14 units, except condominiums.
- **Authorization and Compliance:**
 - Property owners must file for approval with the NCUC before billing residents.
 - Submeters must be installed according to the National Electrical Code (NEC) and comply with NCUC standards.
- **Billing Practices:**
 - Tenants must be billed based on their actual utility usage recorded by the submeters.
 - Additional fees such as late fees and move-in fees are not allowed. There are maximum billing fees set by the NCUC.
- **Consumer Protections:**
 - Tenants can request billing records and dispute discrepancies.
 - Regular maintenance and testing of submeters are required to ensure accuracy.

For more detailed information, you can refer to:

- [North Carolina Utilities Commission](#)
- [National Exemption Service](#)

Summary

In North Carolina, landlords can implement submetering for residential, commercial, and student housing properties, ensuring compliance with NCUC regulations for accurate billing and maintenance. Submeters must adhere to NEC standards and state-specific codes.

- Submetering is permitted for properties with over 14 units, excluding condominiums.
- Compliance with NEC and NCUC standards is required.
- Tenants are billed based on actual usage; additional fees are restricted.

Oklahoma

Residential and Commercial Submetering Requirements

In Oklahoma, submetering is permitted for both residential and commercial properties, regulated to ensure fair billing and consumer protection. Multiple dwelling units (MDUs) such as apartment complexes can be served by a meter/submeter system rather than traditional utility metering. This approach is encouraged as it promotes energy conservation, efficient use of utility facilities, and equitable rates for consumers. Property owners can apply for administrative approval from the Public Utility Division (PUD) Director of the Oklahoma Corporation Commission to utilize such a system. This system allows for accurate measurement and billing of utility usage per tenant, aligning with energy conservation efforts and efficient resource use.

- **Permissibility and Scope:**
 - Submetering is allowed for both residential and commercial properties, providing a method to allocate utility costs based on actual usage.
 - MDUs may use a single utility meter with a consumer submeter system to encourage energy conservation and efficient resource use.
- **Authorization and Compliance:**
 - Submeters must be installed according to the Oklahoma State Building Code, which includes adherence to the National Electrical Code (NEC).
 - Property owners are responsible for ensuring that submetering systems comply with all relevant safety and installation standards.
- **Billing Practices:**
 - Landlords can bill tenants based on their actual utility usage recorded by the submeters.
 - Charges must not exceed the actual cost of the utilities plus any applicable administrative fees, as per local regulations.
- **Consumer Protections:**
 - Tenants have the right to request billing records and challenge any discrepancies in their utility bills.
 - Regular maintenance and testing of submeters are required to ensure accuracy.

For more detailed information, you can refer to:

- [Oklahoma Uniform Building Code Commission – Codes and Rules](#)

Summary

In Oklahoma, landlords can implement submetering for both residential and commercial properties, ensuring compliance with state regulations to guarantee accurate billing and proper maintenance. Submeters must adhere to NEC and state-specific codes. The option to serve MDUs with a meter/submeter system is aimed at promoting energy efficiency and fair billing practices.

- Submetering is permitted for various property types.
- Compliance with the NEC and state standards is required.
- Tenants are billed based on actual usage; inaccurate meters must be corrected.
- Multiple-Dwelling Units (MDU's) can be served by a meter/submeter system rather than traditional utility metering.

Oregon

Residential and Commercial Submetering Requirements

In Oregon, submetering is regulated to ensure fair billing practices and consumer protection for both residential and commercial properties.

- **Permissibility and Scope:**
 - Submetering is permitted for both residential and commercial properties, allowing landlords to allocate utility costs based on actual usage.
 - Specific regulations are detailed in the Oregon Revised Statutes (ORS), such as ORS 90.572 and ORS 90.580, which address submeter billing and entry to read submeters, respectively ([oregon.public](#)) ([oregon.public](#)).
- **Authorization and Compliance:**
 - Submeters must be installed according to the Oregon State Building Code, adhering to the National Electrical Code (NEC).
 - Property owners are responsible for ensuring that submetering systems comply with all relevant safety and installation standards ([Oregon.gov](#)).
- **Billing Practices:**
 - Landlords can bill tenants based on actual utility usage recorded by the submeters.
 - Charges must not include additional costs beyond the actual utility usage and must follow guidelines to prevent landlords from profiting from the utility charges ([oregon.public](#)) ([oregon.public](#)).
- **Consumer Protections:**
 - Tenants have the right to request billing records and challenge any discrepancies in their utility bills.
 - Regular maintenance and testing of submeters are required to ensure accuracy and reliability.

For more detailed information, you can refer to:

- [Oregon Revised Statutes – ORS 90.572](#)

Summary

Oregon allows submetering for residential and commercial properties, requiring compliance with NEC and state regulations to ensure accurate billing and consumer protection.

- Submetering is permitted for various property types.
- Compliance with the NEC and state standards is required.
- Tenants are billed based on actual usage; inaccurate meters must be corrected.

Seattle, Washington

Residential and Commercial Submetering Requirements

In Seattle, submetering is regulated by local ordinances to ensure accurate billing and consumer protection, with specific emphasis on larger buildings and tenant spaces.

- **Permissibility and Scope:**
 - Submetering is required for residential and commercial buildings over 20,000 square feet and tenant spaces over 2,500 square feet.
 - Regulations ensure that utility usage is measured accurately and billed fairly.
- **Authorization and Compliance:**
 - Submeters must comply with the Seattle Energy Code and the National Electrical Code (NEC).
 - Property owners are responsible for the proper installation, maintenance, and testing of submeters.
- **Billing Practices:**
 - Tenants must be billed based on their actual utility usage recorded by the submeters.
 - Additional fees for billing services are restricted to ensure fair billing practices.
- **Consumer Protections:**
 - Tenants can request billing records and dispute discrepancies.
 - Regular maintenance and testing of submeters are required to maintain accuracy.

Resources:

- [Seattle Public Utilities](#)

Summary

In Seattle, landlords must install submeters for both residential and commercial properties, ensuring compliance with local regulations for accurate billing and maintenance. This includes specific requirements for buildings over 20,000 square feet and tenant spaces over 2,500 square feet.

- Required for buildings over 20,000 sq ft and tenant spaces over 2,500 sq ft.
- Compliance with NEC and Seattle Energy Code is required.
- Tenants are billed based on actual usage; additional fees are restricted.

Texas

Residential and Commercial Submetering Requirements

In Texas, submetering is encouraged for new constructions such as apartments and condominiums but not explicitly required. The Texas Public Utility Commission (PUC) encourages submetering as a way to promote energy conservation and fair utility billing.

- **Permissibility and Scope:**
 - Submetering is permitted for residential, commercial, and recreational vehicle parks.
 - Submetering is encouraged for new constructions such as apartments and condominiums to promote energy conservation and fair billing.
- **Authorization and Compliance:**
 - Submeters must comply with the National Electrical Code (NEC) and standards set by the Texas PUC.
 - Property owners are responsible for installing, maintaining, and testing submeters to ensure accuracy. Records of submeter installations and tests must be kept and made available for inspection.
- **Billing Practices:**
 - Tenants must be billed based on their actual utility usage recorded by the submeters. Charges must not exceed the actual cost of the utilities.
 - If a submeter is found to be inaccurate, landlords must correct the billing and provide refunds or adjustments as necessary.
- **Consumer Protections:**
 - Tenants have the right to request a submeter test for accuracy. If the test shows the submeter is within accuracy standards, tenants may be charged a fee. If it is inaccurate, no fee is charged, and billing corrections must be made.
 - Regular testing and maintenance of submeters are required to ensure they meet accuracy standards.

For more detailed information, you can refer to:

- [Texas Public Utility Commission](#)

Summary

In Texas, landlords can implement submetering for both residential and commercial properties, ensuring compliance with NEC and PUC regulations for accurate billing and maintenance.

Submetering is especially encouraged for new apartment and condo constructions to promote energy conservation and fair utility cost allocation.

- Submetering is permitted for various property types, including new constructions.
- Compliance with NEC and PUC standards is required.
- Tenants are billed based on actual usage; inaccurate meters must be corrected.

Virginia

Residential and Commercial Submetering Requirements

In Virginia, submetering is regulated by the State Corporation Commission (SCC) to ensure accurate billing and consumer protection.

- **Permissibility and Scope:**
 - Submetering is allowed for both residential and commercial properties.
 - Submeters must comply with the American National Standards Institute (ANSI) standards for accuracy and performance.
- **Authorization and Compliance:**
 - Submeters must be installed according to the Virginia State Building Code, adhering to the National Electrical Code (NEC).
 - Property owners are responsible for installing, maintaining, and testing submeters to ensure accuracy.
- **Billing Practices:**
 - Tenants must be billed based on actual utility usage recorded by the submeters.
 - Additional fees for administrative costs may be charged, but landlords cannot profit from utility charges.
- **Consumer Protections:**
 - Tenants have the right to request a submeter test for accuracy at no charge once every 24 months.
 - Landlords must provide detailed billing records upon request and correct any billing discrepancies.

Resources:

- [Virginia SCC – Rules & Procedures](#)

Summary

In Virginia, landlords can implement submetering for both residential and commercial properties, ensuring compliance with NEC and SCC regulations for accurate billing and maintenance. Submeters must meet ANSI standards and state-specific codes.

- Submetering is permitted for various property types.
- Compliance with NEC and SCC standards is required.
- Tenants are billed based on actual usage; inaccurate meters must be corrected.

Washington State

Residential and Commercial Submetering Requirements

In Washington State, submetering is regulated to ensure fair billing and consumer protection, with additional local regulations in some areas such as Seattle.

- **Permissibility and Scope:**
 - Submetering is allowed for residential and commercial properties, including apartment buildings and condominiums.
 - Specific local regulations may apply, such as in Seattle, where comprehensive rules govern submetering practices.
- **Authorization and Compliance:**
 - Submeters must comply with the National Electrical Code (NEC) and the Washington State Energy Code.
 - Property owners are responsible for installing, maintaining, and periodically testing submeters to ensure accuracy.
 - Newly constructed buildings with central hot water systems must meter domestic hot water usage.
- **Billing Practices:**
 - Tenants must be billed based on their actual utility usage recorded by the submeters.
 - Charges must not exceed the actual cost of the utilities billed to the property, and additional billing fees are typically restricted.
 - For electricity, gas, water, and sewer, tenants cannot be billed for common area usage.
- **Consumer Protections:**
 - Tenants have the right to request billing records and challenge discrepancies.
 - Regular testing and maintenance are required to ensure submeters remain accurate.

Resources:

- [Washington Submetering Laws – Synergy Utility Billing](#)
- [Submetering in Washington State – Guardian Water & Power](#)

Summary

In Washington State, landlords can implement submetering for residential and commercial properties, ensuring compliance with state and local regulations to guarantee accurate billing and proper maintenance. Submeters must meet NEC standards and state-specific codes, and specific local regulations, such as those in Seattle, must also be followed.

- Submetering is permitted for various property types.
- Compliance with NEC, state, and local standards is required.
- Tenants are billed based on actual usage; additional fees are restricted.