S T A T E O F N E W Y O R K

189

2009-2010 Regular Sessions

I N A S S E M B L Y

(PREFILED)

January 7, 2009

Introduced by M. of A. HEVESI -- read once and referred to the Committee on Housing

AN ACT to amend the general business law, the administrative code of the city of New York and the multiple dwelling law, in relation to requiring individual metering in all dwelling units by the year 2019

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. The general business law is amended by adding a new article 36-E to read as follows:

ARTICLE 36-E

METERING FOR DWELLING UNITS

SECTION 778-AAA. INDIVIDUAL METERING REQUIRED.

S 778-AAA. INDIVIDUAL METERING REQUIRED. 1. ALL DWELLING UNITS SHALL BE INDIVIDUALLY METERED, WHETHER BY SUBMETERING OR DIRECT METERING, BY THE YEAR TWO THOUSAND NINETEEN.

2. FOR PURPOSES OF THIS SECTION:

(A) "SUBMETERING" SHALL MEAN THE PROCESS WHERE A MASTER METER, WHICH IS OWNED BY THE UTILITY, IS BILLED DIRECTLY TO THE PROPERTY OWNER. THE PROPERTY OWNER THEN PLACES THEIR OWN PRIVATE METERS ON INDIVIDUAL TENANT SPACES TO DETERMINE INDIVIDUAL USAGE LEVELS AND BILL EACH TENANT FOR THEIR SHARE; AND

(B) "DIRECT METERING" SHALL MEAN UTILITY USAGE BILLED TO THE TENANT DIRECTLY FROM THE UTILITY COMPANY.

S 2. The administrative code of the city of New York is amended by adding a new section 27-2033.1 to read as follows:

S 27-2033.1 INDIVIDUAL METERING REQUIRED. A. ALL DWELLING UNITS SHALL BE INDIVIDUALLY METERED, WHETHER BY SUBMETERING OR DIRECT METERING, BY THE YEAR TWO THOUSAND NINETEEN.

B. FOR PURPOSES OF THIS SECTION:

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets [ ] is old law to be omitted.

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(1) "SUBMETERING" SHALL MEAN THE PROCESS WHERE A MASTER METER, WHICH IS OWNED BY THE UTILITY, IS BILLED DIRECTLY TO THE PROPERTY OWNER. THE PROPERTY OWNER THEN PLACES THEIR OWN PRIVATE METERS ON INDIVIDUAL TENANT SPACES TO DETERMINE INDIVIDUAL USAGE LEVELS AND BILL EACH TENANT FOR THEIR SHARE; AND

(2) "DIRECT METERING" SHALL MEAN UTILITY USAGE BILLED TO THE TENANT DIRECTLY FROM THE UTILITY COMPANY.

S 3. The multiple dwelling law is amended by adding a new section 79-a to read as follows:

S 79-A. INDIVIDUAL METERING REQUIRED. 1. ALL DWELLING UNITS SHALL BE INDIVIDUALLY METERED, WHETHER BY SUBMETERING OR DIRECT METERING, BY THE YEAR TWO THOUSAND NINETEEN.

2. FOR PURPOSES OF THIS SECTION:

(A) "SUBMETERING" SHALL MEAN THE PROCESS WHERE A MASTER METER, WHICH IS OWNED BY THE UTILITY, IS BILLED DIRECTLY TO THE PROPERTY OWNER. THE PROPERTY OWNER THEN PLACES THEIR OWN PRIVATE METERS ON INDIVIDUAL TENANT SPACES TO DETERMINE INDIVIDUAL USAGE LEVELS AND BILL EACH TENANT FOR THEIR SHARE; AND

(B) "DIRECT METERING" SHALL MEAN UTILITY USAGE BILLED TO THE TENANT DIRECTLY FROM THE UTILITY COMPANY.

S 4. This act shall take effect immediately.