

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 377 Session of  
2021

INTRODUCED BY A. DAVIS, DeLUCA, LEE AND CIRESI, FEBRUARY 3, 2021

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, FEBRUARY 3, 2021

AN ACT

1 Amending Title 68 (Real and Personal Property) of the  
2 Pennsylvania Consolidated Statutes, in residential real  
3 property, providing for individual dwelling unit water  
4 metering.

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

7 Section 1. Title 68 of the Pennsylvania Consolidated  
8 Statutes is amended by adding a chapter to read:

9 CHAPTER 77

10 INDIVIDUAL DWELLING UNIT WATER METERING

11 Sec.

12 7701. Scope of chapter.

13 7702. Definitions.

14 7703. Individual meters.

15 7704. Occupancy permits.

16 § 7701. Scope of chapter.

17 This chapter relates to individual dwelling unit water  
18 metering.

19 § 7702. Definitions.

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

"Dwelling unit." A single residential component of an apartment building, housing development, condominium or other multicomponent residential building.

"Residential owner or lessee." An individual who lawfully occupies a dwelling unit as a lessee or owner for residential use.

"Water distribution service." Water utility supplied to consumers on a metered basis by a water distribution utility.

"Water distribution utility." An entity, including a municipal corporation, owning or operating equipment or facilities for diverting, developing, pumping, impounding, distributing or furnishing water to or for the public for compensation.

§ 7703. Individual meters.

Upon the sale to residential owners or lessees of individual dwelling units or the conversion of individual dwelling units to condominiums in a multicomponent residential building or housing development, each dwelling unit shall include an individual meter for the provision of water distribution service to the residential owners or lessees.

§ 7704. Occupancy permits.

Upon the sale to residential owners or lessees of individual dwelling units or the conversion of individual dwelling units to condominiums in a multicomponent residential building or housing development, no municipal corporation shall issue a permit for occupancy for the dwelling units unless each dwelling unit includes an individual meter for the provision of water

1 distribution service to the residential owners or lessees.

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