

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2495 Session of  
1996

INTRODUCED BY NICKOL, MASLAND, FARGO, WOGAN, LYNCH, MAITLAND,  
FAIRCHILD, GRUPPO, STERN, STETLER, ROONEY, STEELMAN, SAYLOR,  
HALUSKA, READSHAW, TRELLO, MERRY, HENNESSEY, CLARK, DeLUCA  
AND MILLER, MARCH 20, 1996

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, MARCH 20, 1996

AN ACT

1 Amending Title 66 (Public Utilities) of the Pennsylvania  
2 Consolidated Statutes, further providing for the duty of  
3 owners of rental property.

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

6 Section 1. Section 1529.1(a) of Title 66 of the Pennsylvania  
7 Consolidated Statutes is amended and the section is amended by  
8 adding a subsection to read:

9 § 1529.1. Duty of owners of rental property.

10 (a) Notice to public utility.--It is the duty of every owner  
11 of a residential building or mobile home park which contains one  
12 or more dwelling units, not individually metered, to notify each  
13 public utility from whom utility service is received of their  
14 ownership and the fact that the premises served are used for  
15 rental purposes. A dwelling unit which has a utility meter that  
16 registers usage that is not exclusive to the dwelling unit shall  
17 nevertheless, for the purposes of this section, be considered to

1 be individually metered where the nonexclusive usage is so  
2 minimal that it would be unreasonable for the owner to install a  
3 meter to record the nonexclusive usage during the meter reading  
4 period.

5 \* \* \*

6 (d) Recovery of amounts paid.--

7 (1) A tenant of a residential building or mobile home  
8 park whose dwelling unit has a utility meter which registers  
9 minimal usage not exclusive to that dwelling unit, but  
10 nevertheless pursuant to subsection (a) the dwelling unit is  
11 deemed to be individually metered, may use the remedies  
12 prescribed by section 1529 (relating to right of tenant to  
13 recover payments) to recover from the owner of the building  
14 or park amounts attributable to the nonexclusive usage which  
15 the tenant paid to the utility.

16 (2) These remedies shall be those exclusively available  
17 to the tenant and for purposes of the pursuit the building or  
18 park owner shall be deemed to be a "landlord ratepayer."

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