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House of Representatives
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MEMORANDUM

To: All House Members
From: Representative Austin Davis
Subject: Single Water Meters Servicing Multiple Units - Amending Titles 66 & 68
Date: January 3, 2019

Pennsylvania consumers deserve a fair deal no matter where they choose to live. Often, owners residing in multiple-unit dwellings need additional protection when it comes to water meters. One meter should not service all units. Rather, each unit in a multiple-unit dwelling should be required to have individual water meters.

When a single meter is shared between all units, it can create a nightmare for residents and homeowners associations collecting shares from all parties. In Philadelphia, an individual in a homeowners association misappropriated the funds collected, and water service to the entire building was cut off. Because homeowners associations are a private operating nonutility not subject to Pennsylvania Public Utility Commission (PUC) regulation, there's very little regulatory protection for these consumers. This situation must be avoided at all cost.

Therefore, I am forwarding a two-bill package of legislation to address this issue. One piece will amend Title 66 (Public Utilities) of the Pennsylvania Consolidated Statutes requiring homeowners associations be subject to PUC jurisdiction when one meter services all units. The second will amend Title 68 (Real and Personal Property) requiring a separate water meter in order for an existing unit in a multi-family dwelling to be sold.

It is our duty as representatives of the people of this Commonwealth, to provide the highest level of consumer protection for our residents. The Pennsylvania Constitution guarantees us the right to clean, drinkable water. This legislation will ensure that fundamental right.