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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 2546 Session of  
2018

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INTRODUCED BY A. DAVIS, YOUNGBLOOD, STURLA, HILL-EVANS, KINSEY,  
KIRKLAND, SACCONI, DeLUCA, THOMAS, MADDEN, DALEY AND KORTZ,  
JULY 3, 2018

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REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, JULY 3, 2018

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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.

1 § 7702. Definitions.

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

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

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

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

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

18 § 7703. Individual meters.

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

25 § 7704. Occupancy permits.

26 Upon the sale to residential owners or lessees of individual  
27 dwelling units or the conversion of individual dwelling units to  
28 condominiums in a multicomponent residential building or  
29 development, no municipal corporation shall issue a permit for  
30 occupancy for the dwelling units unless each dwelling unit

1 includes an individual meter for the provision of water  
2 distribution service to the residential owners or lessees.

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