

cost except the charges that the Commission authorizes and that the gas company or electric company actually imposes on the owner, operator, or manager.

(ii) The charges imposed under subparagraph (i) of this paragraph shall be allocated among the units in proportion to the actual usage of cubic feet or kilowatt hours by the unit.

(iii) The owner, operator, or manager of an apartment house, office building, or shopping center may collect an additional service charge not exceeding \$1 per unit per month to cover administrative costs and billing.

(3) (i) The requirements of this paragraph do not apply to units constructed, managed, operated, developed, or subsidized by a local housing authority established under Article 44A of the Code.

(ii) If the owner, operator, or manager of an apartment house, office building, or shopping center installs submeters during the term of a lease or agreement that includes the cost of gas or electricity consumed for the unit, the owner, operator, or manager shall:

1. determine the amount of gas or electric costs saved by that unit; and
2. pass that amount on to the unit's occupant as a payment or reduction in rent.

(4) All submetering equipment under this section is subject to:

(i) the regulations and standards that the Commission adopts for the accuracy, testing, and record keeping of meters that gas companies or electric companies install; and

(ii) the meter requirements of §§ 7-301 and 7-302 of this subtitle.

[(d)] (E) The regulations that the Commission adopts under this section shall:

(1) include appropriate safeguards for the occupant of the dwelling unit or commercial rental unit;

(2) require that the utility costs and charges on each unit be imposed in accordance with subsection [(c)(2)] (D)(2) of this section; and

(3) require that the owner, operator, or manager of the apartment house, office building, or shopping center:

(i) maintain adequate records regarding submetering; and

(ii) allow the occupant of the unit to inspect the records during reasonable business hours.

[(e)] (F) A regulation or standard that the Commission adopts under this section may be enforced under §§ 3-104 and 13-101 of this article.