

adequate records regarding submetering and make such records available for inspection by the occupant of the [dwelling] unit during reasonable business hours.

[(d)] (E) Any rule, regulation, or standard promulgated by the Commission pursuant to this section shall be deemed to have been entered or adopted under Article 78, and for purposes of enforcement, utility companies are subject to enforcement pursuant to § 62 and § 101 of this article. All submetering equipment shall be subject to the same rules, regulations, and standards established by the Public Service Commission for accuracy, testing, and record keeping of meters installed by electric utilities and shall be subject to the meter requirements of § 51 and § 52 of this article.

[(e)] (F) In implementing this section, an apartment house, OFFICE BUILDING, OR SHOPPING CENTER may not be considered a public service company engaged in the business of distributing or reselling electricity, and the apartment house, OFFICE BUILDING, OR SHOPPING CENTER shall be limited in all respects to using metering equipment for the fair allocation of the costs of electric service among the occupants using the apartment house, OFFICE BUILDING, OR SHOPPING CENTER in accordance with subsection [(c)] (D) above.

[(f)] (G) Any complaint by an occupant of a dwelling unit, COMMERCIAL RENTAL UNIT, OR STORE against an owner, operator, or manager arising out of this section may be handled in the county or municipal corporation where the apartment house, OFFICE BUILDING, OR SHOPPING CENTER is located by the county's or municipal corporation's landlord-tenant commission, if one exists; if not, then by the consumer protection agency of the county or municipal corporation, if one exists; if not, then by the Consumer Protection Division of the Attorney General's office; OR, BY ANY OTHER AGENCY OR OFFICE DESIGNATED FOR TENANTS' COMPLAINTS.

(H) NOTHING CONTAINED IN THIS SECTION SHALL BE DEEMED TO AFFECT THE RIGHT OF AN OWNER, OPERATOR OR MANAGER OF AN APARTMENT HOUSE, OFFICE BUILDING, OR SHOPPING CENTER OTHERWISE TO REDISTRIBUTE ELECTRICITY TO ITS TENANTS OR OCCUPANTS.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1979.

Approved May 14, 1979.