

(2) "Apartment house" means a building or buildings containing more than two dwelling units all of which are rented primarily for nontransient use, with rental paid at intervals of one week or longer. The term includes residential condominiums and cooperatives, whether rented or owner occupied.

(3) "Commercial rental unit" means any leased premises used for retail, commercial, clerical, or professional purposes.

(4) "Dwelling unit" means a room or rooms suitable for occupancy as a residence containing kitchen and bathroom facilities.

(5) "Office building" means a building, or any combination of buildings, containing two or more rental units used for clerical, commercial, professional, or retail purposes.

(6) "Shopping center" means any combination of privately owned commercial, professional, or retail establishments to which the general public is invited for business purposes.

(7) "Submetering" means the installation of equipment for the purpose of determining the actual use of GAS OR electricity per:

(i) Residential unit in apartment houses as defined in (a)(2) of this section;

(ii) Commercial rental unit in office buildings as defined in (a)(3) and (5) of this section; and

(iii) Commercial rental unit in shopping centers as defined in (a)(3) and (6) of this section.

(b) An apartment house, office building, or shopping center may not be excluded from this section if it contains any combination of dwelling units, commercial rental units, or stores.

(c) Notwithstanding any law to the contrary, the Public Service Commission shall promulgate rules, regulations, and standards under which any owner, operator, or manager of an apartment house, office building, or shopping center, which is not individually metered for GAS OR electricity for each dwelling unit, commercial rental unit, or store may install submetering equipment for each individual unit for the purpose of fairly allocating the cost of each unit's GAS OR electrical consumption. If the owner, operator, or manager of an apartment house, office building, or shopping center installs submetering equipment in accordance with this section in order to provide bulk