

metered service, the owner, operator, or manager may not impose upon any unit any utility cost except charges authorized by the Public Service Commission and actually imposed by the utility upon the owner, operator, or manager, which charges have been allocated among the units in proportion to the actual usage of CUBIC FEET OR kilowatt hours by the unit. However, an additional service charge not to exceed \$1 per unit per month may be collected to cover administrative costs and billing. Except in units constructed, managed, operated, developed, or subsidized by a local housing authority as established under Article 44A, if, during the term of any lease or agreement which includes the cost of GAS OR electricity consumed for the unit, the owner, operator, or manager elects to install submeters, the owner, operator, or manager shall determine the amount of GAS OR electric costs saved and pass this amount on to the occupant of the unit as a reduction in rent or payment.

(d) In addition to other appropriate safeguards for the occupant of the dwelling unit, commercial rental unit, or store, these rules and regulations shall require that:

(1) An apartment house, office building, or shopping center owner, operator, or manager may not impose on any unit any utility cost except charges authorized by the Public Service Commission and actually imposed by the utility upon the owner, operator, or manager, which charges have been allocated among the units in the apartment building, office building, or shopping center in proportion to the actual usage of CUBIC FEET OR kilowatt hours by the unit. However, an additional service charge not to exceed \$1 per unit per month may be collected to cover administrative costs and billing; and

(2) The apartment house, office building, or shopping center owner, operator, or manager maintain adequate records regarding submetering and make such records available for inspection by the occupant of the unit during reasonable business hours.

(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 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 GAS OR electric utilities and shall be subject to the meter requirements of § 51 and § 52 of this article.

(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 GAS OR electricity, and the