

(2) (i) "Apartment house" means one or more buildings that each contain more than two dwelling units and in which all the dwelling units are occupied primarily for nontransient use with rent paid at intervals of 1 week or longer.

(ii) "Apartment house" includes a residential condominium or cooperative, whether the units are rented or owner occupied.

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

(4) "Dwelling unit" means premises that consist of one or more rooms suitable for occupancy as a residence and that contain kitchen and bathroom facilities.

(5) "Office building" means one or more buildings that each contain two or more commercial rental units.

(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 to determine the actual use of gas or electricity for each:

(i) residential unit in an apartment house; or

(ii) commercial rental unit in an office building or shopping center.

(b) An apartment house, office building, or shopping center that contains a combination of dwelling units or commercial rental units is included under the requirements of this section.

(C) SUBJECT TO THE PROVISIONS OF THIS SECTION, AND WITH THE APPROVAL OF THE COMMISSION, A LOCAL HOUSING AUTHORITY ESTABLISHED UNDER ARTICLE 44A OF THE CODE MAY SUBMETER ANY COMBINATION OF APARTMENT HOUSES, COMMERCIAL RENTAL UNITS, DWELLING UNITS, OFFICE BUILDINGS, AND SHOPPING CENTERS.

[(c)] (D) (1) Notwithstanding any other law, the Commission shall adopt regulations to establish standards:

(i) by which an owner, operator, or manager of an apartment house, office building, or shopping center may install submetering equipment for each dwelling unit or commercial rental unit that is not individually metered for gas or electricity; and

(ii) to allocate fairly the cost of each unit's gas or electrical consumption.

(2) (i) An owner, operator, or manager of an apartment house, office building, or shopping center who installs submetering equipment under this section to provide bulk metered service may not impose on a unit in the facility any utility