

## **BILL ANALYSIS**

Senate Research Center  
7712917 MTB-D

C.S.S.B. 1330  
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Natural Resources  
4/20/2001  
Committee Report (Substituted)

### **DIGEST AND PURPOSE**

Submetering is a more accurate way of measuring water consumption in multifamily housing than simply dividing the water bill. Older plumbing fixtures are less efficient than more modern ones. C.S.S.B. 1330 requires owners of certain multifamily housing structures to use submetering to measure the quantity of water consumed by occupants of an individual unit.

### **RULEMAKING AUTHORITY**

This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency.

### **SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Section 13.502, Water Code, as follows:

- (b) Requires a manager of a condominium or the owner of an apartment house, manufactured home rental community, or multiple use facility, on which construction begins after January 1, 2003, except as provided by Subsections (c) and (d), to provide for the measurement of the quantity of water, if any, consumed by the occupants of each unit through the installation of certain submeters or meters.
- (c) Requires an owner of an apartment house on which construction began before January 1, 2003, and which provides government assisted or subsidized rental housing to low or very low income residents to install a plumbing system in the apartment house that is compatible with the installation of submeters for the measurement of the quantity of water, if any, consumed by the occupants of each unit.
- (d) Requires a retail public utility, on request by the property owner or manager, to install individual meters owned by the utility in an apartment house, manufactured home rental community, multiple use facility, or condominium on which construction begins after January 1, 2003, unless the retail public utility determines that installation of meters is not feasible. Requires the property owner or manager, if the retail public utility determines that installation of meters is not feasible, to install a plumbing system that is compatible with the installation of submeters or individual meters. Authorizes a retail public utility to charge reasonable costs to install individual meters.
- (e) Prohibits an owner of an apartment house, manufactured home rental community, or multiple use facility or a manager of a condominium from changing from submetered billing to allocated billing unless certain conditions are met.

SECTION 2. Amends Chapter 13M, Water Code, by adding Section 13.506, as follows:

Sec. 13.506. PLUMBING FIXTURES. (a) Provides that after January 1, 2003, before an owner of an apartment house, manufactured home rental community, or multiple use facility or a

manager of a condominium is authorized to implement a program to bill tenants for submetered or allocated water service, the owner or manager is required to perform certain procedures.

(b) Requires the owner or manager, not later than the first anniversary of the date an owner of an apartment house, manufactured home rental community, or multiple use facility or a manager of a condominium begins to bill for submetered or allocated water service, to perform certain procedures.

(c) Provides that Subsections (a) and (b) do not apply to a manufactured home rental community owner who does not own the manufactured homes located on the property of the manufactured home rental community.

SECTION 3. (a) Effective date: September 1, 2001.

(b) Requires the commission to adopt rules to implement this Act not later than September 1, 2002.

### **SUMMARY OF COMMITTEE CHANGES**

SECTION 1. Amends As Filed S.B. 1330 by amending proposed Section 13.502 (SUBMETERING), Water Code.

SECTION 2. Amends As Filed S.B. 1330 by amending proposed Section 13.506, Water Code.

SECTION 3. Amends As Filed S.B. 1330 by deleting the stipulation that Section 2 of this Act takes effect January 1, 2003. Requires The Texas Natural Resource Conservation Commission to enact rules to implement Section 13.506, Water Code, as added by this Act, and the changes in law (made by this Act) to Section 13.502, Water Code, not later than September 1, 2002, rather than January 1, 2002.