

**As Introduced**

**130th General Assembly  
Regular Session  
2013-2014**

**H. B. No. 568**

**Representative McGregor**

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**A B I L L**

To enact sections 4781.401, 4934.01, 4934.02, 1  
4934.03, 4934.04, 5311.082, and 5321.061 of the 2  
Revised Code to require the Public Utilities 3  
Commission to set the maximum fees that a 4  
manufactured home park operator, condominium unit 5  
owners association, and landlord may charge for 6  
electric, gas, water, or related services, or for 7  
sewage disposal service provided to a resident, 8  
unit owner, or tenant when a submeter is used to 9  
measure public utility service to the premises. 10

**BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:**

**Section 1.** That sections 4781.401, 4934.01, 4934.02, 4934.03, 11  
4934.04, 5311.082, and 5321.061 of the Revised Code be enacted to 12  
read as follows: 13

**Sec. 4781.401.** A park operator shall comply with Chapter 14  
4934. of the Revised Code. 15

**Sec. 4934.01.** As used in this chapter: 16

(A) "Competitive retail electric service" has the same 17  
meaning as in section 4928.01 of the Revised Code. 18

(B) "Competitive retail natural gas service" has the same 19

meaning as in section 4929.01 of the Revised Code. 20

(C) "Cooperative" means an entity that is owned and operated 21  
exclusively by and solely for its customers to provide electric, 22  
gas, water, or sewage disposal service and includes an electric 23  
cooperative as defined in section 4928.01 of the Revised Code. 24

(D) "Dwelling unit," "landlord," and "tenant" have the same 25  
meanings as in section 5321.01 of the Revised Code. 26

(E) "Electric light company," "gas company," "heating or 27  
cooling company," "natural gas company," "sewage disposal system 28  
company," and "water-works company" have the same meanings as in 29  
section 4905.03 of the Revised Code. 30

(F) "Manufactured home" has the same meaning as in division 31  
(C)(4) of section 3781.06 of the Revised Code. 32

(G) "Mobile home" has the same meaning as in section 4501.01 33  
of the Revised Code. 34

(H) "Park operator" and "resident" have the same meanings as 35  
in section 4781.01 of the Revised Code. 36

(I) "Premises" means a dwelling unit, manufactured home, 37  
mobile home, or unit. 38

(J) "Public utility" means any retail supplier of electric, 39  
gas, water, or related services or of sewage disposal service, 40  
including, but not limited to, an electric light company, gas 41  
company, natural gas company, water-works company, heating or 42  
cooling company, sewage disposal system company, municipal 43  
corporation, cooperative, provider of competitive retail electric 44  
service, or provider of competitive retail natural gas service. 45

(K) "Submeter" means a device that measures only the amount 46  
of electric, gas, water, or related services or of sewage disposal 47  
service provided to the premises of a resident, unit owner, or 48  
tenant, but does not include a meter of a resident, unit owner, or 49

tenant who is a customer of the public utility providing the 50  
service. 51

(L) "Unit," "unit owner," and "unit owners association" have 52  
the same meanings as in section 5311.01 of the Revised Code. 53

Sec. 4934.02. A park operator, unit owners association, or 54  
landlord may install a submeter to measure public utility service 55  
provided to the premises of a resident, unit owner, or tenant. 56

Sec. 4934.03. If a park operator, unit owners association, or 57  
landlord provides for the measurement of public utility service to 58  
a premises through a submeter, the park operator, unit owners 59  
association, or landlord shall charge a resident, unit owner, or 60  
tenant not more than the actual charge by the public utility for 61  
providing the utility service to that premises, plus an 62  
administrative fee not exceeding the amount allowed by section 63  
4934.04 of the Revised Code. 64

Sec. 4934.04. The public utilities commission shall adopt 65  
rules that specify the maximum administrative fee that a park 66  
operator, unit owners association, or landlord may charge a 67  
resident, unit owner, or tenant for public utility service 68  
provided to the premises of the resident, unit owner, or tenant 69  
when the resident, unit owner, or tenant is not a customer of the 70  
public utility providing the service. 71

Sec. 5311.082. A unit owners association shall comply with 72  
Chapter 4934. of the Revised Code. 73

Sec. 5321.061. A landlord shall comply with Chapter 4934. of 74  
the Revised Code. 75