General Assembly

Committee Bill No. 5254

January Session, 2007

LCO No. **4901**

____HB05254HSGPD_030607___

Referred to Committee on Select Committee on Housing

Introduced by:
(HSG)

AN ACT CONCERNING HEAT AND UTILITY CHARGES IN RENTAL HOUSING.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Subsection (c) of section 16-262e of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2007*):

(c) The owner, agent, lessor or manager of a residential dwelling shall be liable for the costs of all electricity, gas, water or heating fuel furnished by a public service company, electric supplier, municipal utility or heating fuel dealer to the building, except for any service furnished to any dwelling unit of the building on an individually metered **[**or**]** <u>and</u> billed basis for the exclusive use of the occupants of that dwelling unit. <u>No owner, agent, lessor or manager may separately charge occupants of a residential dwelling unit for any electricity, gas, water or heating fuel for which such owner, agent, lessor or manager is liable under this subsection.</u> If service is not provided on an individually metered or billed basis and the owner, agent, lessor or manager fails to pay for such service, any occupant who receives service in his own name may deduct, in accordance with the

17 provisions of subsection (d) of this section, a reasonable estimate of the
18 cost of any portion of such service which is for the use of occupants of
19 dwelling units other than such occupant's dwelling unit.

This act shall take effect as follows and shall amend the following sections:		
Section 1	*October 1, 2007*	16-262e(c)

HSG *Joint Favorable C/R* PD