

1.1 ..... moves to amend H.F. No. 4558 as follows:

1.2 Page 1, delete section 1 and insert:

1.3 "Section 1. **[216B.021] DEFINITIONS.**

1.4 Subdivision 1. **Scope.** For the purposes of this section and sections 216B.022, 216B.023,  
1.5 and 216B.024, the following terms have the meanings given.

1.6 Subd. 2. **Individually meter.** "Individually meter" means the tenant has an individual  
1.7 account with a utility provider and:

1.8 (1) the utility provider has installed meters that measure utility service consumed in each  
1.9 unit;

1.10 (2) the meters are owned, read, and maintained by the utility provider; and

1.11 (3) the meter readings constitute the basis for direct billing of a tenant by the utility  
1.12 provider.

1.13 Subd. 3. **Landlord.** "Landlord" has the meaning given in section 504B.001, subdivision  
1.14 7. Landlord includes a third-party billing agent.

1.15 Subd. 4. **Nonresidential building.** "Nonresidential building" means a building that is  
1.16 not a residential building.

1.17 Subd. 5. **Shared-metered residential building.** "Shared-metered residential building"  
1.18 means a building with multiple separate living units where the building's utility service is  
1.19 measured by fewer meters than are placed in the separate living units. "Shared-metered  
1.20 residential building" does not include a manufactured home park.

1.21 Subd. 6. **Submeter.** "Submeter" means a meter that is owned by a landlord and installed  
1.22 by the landlord or by a third-party billing agent or other agent and that measures utility

2.1 service consumed solely within an individual living unit in the shared-metered residential  
 2.2 building.

2.3 Subd. 7. **Tenant.** "Tenant" means a person who is occupying a living unit in a residential  
 2.4 building under a lease or contract, whether oral or written, that requires the payment of  
 2.5 money or exchange of services, and all other regular occupants of that unit.

2.6 Subd. 8. **Third-party billing agent.** "Third-party billing agent" means a person or entity  
 2.7 other than the property owner that performs one or more utility management services at a  
 2.8 shared-metered residential building on behalf of a landlord that include, but are not limited  
 2.9 to installing submeters, reading submeters, or handling utility billing and collections.

2.10 Subd. 9. **Utility provider.** "Utility provider" means a public utility, a municipal utility,  
 2.11 or a cooperative electric association providing utility service.

2.12 Subd. 10. **Utility service.** "Utility service" means natural gas and electricity service."

2.13 Page 3, line 6, delete "SINGLE-METERED" and insert "SHARED-METERED"

2.14 Page 6, line 3, before the period, insert ", unless the expense is due to the tenant's willful,  
 2.15 malicious, or negligent conduct"

2.16 Page 7, after line 23, insert:

2.17 "Sec. 5. Minnesota Statutes 2022, section 216B.098, subdivision 6, is amended to read:

2.18 Subd. 6. **Commission authority.** (a) In addition to any other authority, the commission  
 2.19 has the authority to resolve customer complaints against a public utility, as defined in section  
 2.20 216B.02, subdivision 4, whether or not the complaint involves a violation of this chapter.  
 2.21 The commission may delegate this authority to commission staff as it deems appropriate.

2.22 (b) The commission has the authority to levy a fine as provided under section 216B.57  
 2.23 for a violation of section 216B.022, 216B.023, or 216B.024 with respect to a complaint  
 2.24 filed by a tenant under section 216B.023, subdivision 7. Nothing in this chapter limits the  
 2.25 right of a tenant to seek or obtain judicial remedies.

2.26 **EFFECTIVE DATE.** This section is effective January 1, 2025."

2.27 Page 7, line 32, before the period, insert "or a landlord of a shared-metered residential  
 2.28 building"

2.29 Page 8, line 2, after "utility's" insert "or a landlord's"

2.30 Renumber the sections in sequence and correct the internal references

2.31 Amend the title accordingly