

Subject Utility metering in manufactured home parks

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Overview

Minnesota law proscribes conditions and rules under which a manufactured home park owner may charge residents for utility services.

This bill would modify those rules and conditions to limit charges to park residents for administrative utility fees and for the owner's use of utilities, to require utility measuring devices to be installed by licensed plumbers or electricians, and to provide conditions under which water may be billed separately from the rent after installation of a water meter for a resident whose rent had previously included water service.

Summary

Section	Description
1	Demand reduction measures. Requires that, for the purposes of demand reduction measures in the water supply plans of public water suppliers, manufactured homes each be treated as an individual unit.
2	Commodity rate. Defines "commodity rate" as the price of a unit of utility service that is approved by the Minnesota Public Utilities Commission or a municipal public utilities commission, an electric cooperative association, or a municipality and charged to a user of the service.
3	Public utility. Defines "public utility" by reference to the definition found in Minn. Stat. section 216B.02, subdivision 4.

Section	Description
4	<p>Substantial modification.</p> <p>Specifies that the installation of water and sewer meters and subsequent billing for water and sewer service is not a substantial modification of a manufactured home park lease provided the park owner meets the requirements established in this bill.</p>
5	<p>Utility provider.</p> <p>Defines a utility provider as a public utility, an electric cooperative association, or a municipal utility.</p>
6	<p>Billing permitted.</p> <p>Modifies provisions permitting manufactured home park owners to charge residents for utility services to distinguish between utilities directly provided by the park owner and utilities redistributed to residents by a park owner.</p>
7	<p>Metering required.</p> <p>Requires utility measuring devices in a park to be installed by licensed plumbers or electricians.</p>
8	<p>Utility charges for metered service.</p> <p>Prohibits park owners from charging residents a commodity rate higher than what the owner pays a utility provider. Requires the park owner to deduct from residents' utility bills the owner's share of the charges. Prohibits park owners from charging residents administrative or capital expenses, such as charges for disconnection or late fees.</p>
9	<p>Rent increases following installation of water meters.</p> <p>Prohibits rental increases for 13 months after a park owner begins billing water and sewer services to a resident whose lease included water and sewer services. Requires the park owner to provide a sample water bill for three months before billing for water services.</p>
10	<p>Repealer.</p> <p>Repeals Minn. Stat. section 327C.04, subdivision 4, the provisions which currently govern how park owners may charge residents for resold electricity.</p>



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