

**BRAINERD PUBLIC UTILITIES
POLICY NO. 2005-6
ADOPTED 08/30/05**

**METERING OF MULTI-UNIT DWELLINGS
FOR RENTAL PROPERTIES**

Electric service in a single-metered multi-unit residential building, as defined pursuant to MN Statute 504B.215, will be billed to the landlord/building owner. (MN Statute 504B.215 Subd. 2 requires the landlord of a single-metered residential building be responsible for paying the utility bill, and shall be the customer on record contracting with the utility, and requires the landlord to advise the utility of the existence of a single-metered residential building). A single metered residential building includes the following situations: “shared meter” in which a utility meter measures service provided to a tenant’s dwelling and also measures such service to areas outside that dwelling or “mixed wiring” in which electric outlets, fixtures or devices outside the individual unit are included on another unit’s individual meter; or “mixed plumbing” when related to electric utility service such as when an electric water heater serves more than one individual unit.

If Brainerd Public Utilities (BPU) discovers a single-metered residential or commercial building with shared metering, mixed metering, or mixed plumbing in which individual metered service has been established and is being billed to the tenant, BPU will immediately establish an account in the landlord/owner’s name and they will be responsible for the usage of all meters involved.

In order to re-establish individual metered service for the individual tenant unit(s), the landlord/building owner will be required to provide certification of a licensed electrician that all instances of mixed wiring, shared metering and/or mixed plumbing have been eliminated. The property will also have to be inspected by BPU personnel before the account will be put in a tenant’s name.