

SENATE, No. 4817

STATE OF NEW JERSEY
222nd LEGISLATURE

INTRODUCED OCTOBER 15, 2026

Sponsored by:
Senator RAJ MUKHERJI
District 32 (Hudson)

SYNOPSIS

Concerns landlord responsibilities when charging for utilities consumed through shared meter.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning landlord responsibilities when charging for
2 utilities through a shared meter and supplementing Title 46 of
3 the Revised Statutes.

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5 **BE IT ENACTED** *by the Senate and General Assembly of the State*
6 *of New Jersey:*

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8 1. a. As used in this section:

9 “Landlord” means any person who rents or leases or offers to
10 rent or lease, for a term of at least one month, dwelling units, except
11 dwelling units in hotels, motels, or other guest houses serving
12 transient or seasonal guests.

13 “Shared meter” means any utility meter that measures the water,
14 electric, or gas provided to a tenant’s dwelling and also measures
15 such services to areas outside that dwelling.

16 “Submeter” means any device installed in connection with a
17 main or shared meter to monitor utility consumption of a specific
18 area.

19 b. A landlord of residential dwelling units served by a shared
20 meter shall not charge a fee that is separated from the rent payment
21 to a residential tenant for water, electric, or gas utilities when the
22 tenant’s utility use is measured through a shared meter, unless the
23 landlord provides the tenant with information demonstrating that
24 the charge is being split by allocating the utilities among the units
25 by:

26 (1) an even distribution; or

27 (2) a Residential Utility Billing System Formula utilizing square
28 footage or the number of tenants in the unit, or both.

29 c. If an individual dwelling unit is equipped with a submeter,
30 then the landlord shall apply the submeter of the dwelling to
31 determine the cost of the tenant’s utility consumption rather than
32 calculating utility consumption pursuant to subsection b. of this
33 section.

34 d. If a shared meter includes utility consumption in one or
35 more common areas shared among tenants, a landlord may split the
36 utility charges for these shared common areas equally among
37 tenants.

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39 2. On or before the first day of the fourth month next following
40 enactment of P.L. , c. (C.) (pending before the Legislature
41 as this bill), the Commissioner of Community Affairs shall, in
42 consultation with the Board of Public Utilities, adopt rules and
43 regulations, pursuant to the “Administrative Procedure Act,”
44 P.L.1968, c.410 (C.52:14B-1 et seq.), to effectuate the purposes of
45 P.L. , c. (C.) (pending before the Legislature as this bill).
46 The rules and regulations adopted by the commissioner shall
47 include, but shall not be limited to, guidance that a landlord shall
48 comply with if the landlord:

b. provides a Residential Utility Billing System Formula to divide utility payments among tenants.

3. This act shall take effect the first day of the fourth month next following enactment.

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This bill provides that a landlord, as defined in the bill, may not charge a residential tenant using a shared meter with a fee separate from rent for water, electric, or gas utility use unless the landlord provides each tenant with information demonstrating that the charge is split either equally among the units served by the meter, or split though the use of a Residential Utility Billing System Formula that applies square footage or the number of tenants in the unit, or both, to determine utility payments. The bill provides that, if a shared meter includes utility consumption in common areas shared among tenants, the landlord may split the utility charges for the common areas equally among the tenants.

The bill directs the Commissioner of Community Affairs to adopt rules and regulations, in consultation with the Board of Public Utilities, to effectuate the provisions of the bill, on or before the first day of the fourth month following the bill's enactment. The bill is to take effect on the first day of the fourth month following enactment.