
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 643 Session of
2023

INTRODUCED BY PISCIOTTANO, MADDEN, SANCHEZ, HILL-EVANS,
T. DAVIS, KINKEAD AND DEASY, MARCH 21, 2023

REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,
MARCH 21, 2023

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in residential real
3 property, providing for individual dwelling unit water
4 metering.

5 The General Assembly of the Commonwealth of Pennsylvania
6 hereby enacts as follows:

7 Section 1. Title 68 of the Pennsylvania Consolidated
8 Statutes is amended by adding a chapter to read:

9 CHAPTER 77

10 INDIVIDUAL DWELLING UNIT WATER METERING

11 Sec.

12 7701. Scope of chapter.

13 7702. Definitions.

14 7703. Individual meters.

15 7704. Occupancy permits.

16 § 7701. Scope of chapter.

17 This chapter relates to individual dwelling unit water
18 metering.

1 § 7702. Definitions.

2 The following words and phrases when used in this chapter
3 shall have the meanings given to them in this section unless the
4 context clearly indicates otherwise:

5 "Dwelling unit." A single residential component of an
6 apartment building, housing development, condominium or other
7 multicomponent residential building.

8 "Residential owner or lessee." An individual who lawfully
9 occupies a dwelling unit as a lessee or owner for residential
10 use.

11 "Water distribution service." Water utility supplied to
12 consumers on a metered basis by a water distribution utility.

13 "Water distribution utility." An entity, including a
14 municipal corporation, owning or operating equipment or
15 facilities for diverting, developing, pumping, impounding,
16 distributing or furnishing water to or for the public for
17 compensation.

18 § 7703. Individual meters.

19 Upon the sale to residential owners or lessees of individual
20 dwelling units or the conversion of individual dwelling units to
21 condominiums in a multicomponent residential building or housing
22 development, each dwelling unit shall include an individual
23 meter for the provision of water distribution service to the
24 residential owners or lessees.

25 § 7704. Occupancy permits.

26 Upon the sale to residential owners or lessees of individual
27 dwelling units or the conversion of individual dwelling units to
28 condominiums in a multicomponent residential building or housing
29 development, no municipal corporation shall issue a permit for
30 occupancy for the dwelling units unless each dwelling unit

1 includes an individual meter for the provision of water
2 distribution service to the residential owners or lessees.

3 Section 2. This act shall take effect in 60 days.