

Date of Hearing: August 12, 2013

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT
Ed Chau, Chair

SB 196 (Cannella) – As Amended: June 25, 2013

SENATE VOTE: 34-0

SUBJECT: Utility rates: mobilehomes and apartment buildings.

SUMMARY: Allows the management in mobilehome parks and apartments that are master-metered to post the Web site address of the current utility rate schedule as an alternative to posting the actual rate schedule. Specifically, this bill:

- 1) Authorizes the management in a mobilehome park or apartment building that is master-metered to post, in a conspicuous place, the Internet Web site address of the specific current residential utility rate schedule.
- 2) Specifies that if the management elects to post the Web address rather than the actual rate schedule, the management must do both of the following:
 - a) State in the posting that a homeowner or individual user may request a copy of the rate schedule from management and;
 - b) Provide a copy of the rate schedule upon request at no cost.

EXISTING LAW requires a master-meter customer in a mobilehome park or apartment building, among other duties, to post in a conspicuous place the prevailing residential utilities rate schedule as published by the serving utility (Public Utilities Code §739.5).

FISCAL EFFECT: None

COMMENTS:

Over 2,000 mobilehome park owners in the state provide electricity to their tenants through a master meter. In such cases, the park owner receives electricity from the utility at a master meter. The electricity is then distributed to tenants through infrastructure owned by the park owner and a sub-meter located at each tenant's mobilehome. The tenants are billed by the park owner for the electricity they use in the same way that a utility would if the tenant was being directly served by the utility. Some apartment communities also are master-metered.

Current law requires the management in mobilehome parks and apartments that are master-metered to post the utility rate schedule in a conspicuous place. According to the author, utility rate sheets have become voluminous and cumbersome to post and are rarely sought out and viewed by residents. In addition, when changes are made to the prevailing rates, park management often receives the new rate schedule in the mail long after the fact, whereas the rates are generally updated online immediately.

SB 196 authorizes the management in mobilehome parks and apartments that are master-metered to either post the Web site address where the utility's rate information is published or continue to post the prevailing rate schedule as currently required by law. If management chooses to post the Web address, the posting must state that residents may request a copy of the rate schedule from the management and management must provide the rate schedule upon request at no cost.

Double referred: The bill passed the Committee on Utilities and Commerce on June 17, 2013, by a vote of 12 to 0.

REGISTERED SUPPORT / OPPOSITION:

Support

Western Manufactured Housing Communities Association (sponsor)
California Apartment Association

Opposition

None on file

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