

Maryland Ratio Utility Billing System Disclosure

A ratio utility billing system (RUBS) is defined by Maryland law as “an allocation of one or more of a landlord's utility charges, collected via a master meter, among the tenants by any method that does not measure actual per-tenant usage for the utility.” Utilities collected under RUBS can include gas usage, electricity usage, wastewater and sewage disposal service usage, or water consumption or usage.

Pursuant to MD Code, Real Property, § 8-212.4(c)(1), _____, the “Landlord,” issues the following information regarding the ratio utility billing system applicable to any future tenancies, pertaining to the residential rental property located at _____,

the “Property,” to any and all prospective tenants, the “Tenant(s)”:

I. Tenant(s) will be billed by the Landlord for allocated utility services, which include _____

II. The method used to allocate the cost of **each utility** to the Tenant(s) can be described as

III. The average monthly bill for all dwelling units in the Property in the previous calendar year for **each utility** are

IV. Any additional service charges or administrative fees to be paid by the Tenant(s) for the operation of the ratio utility billing system can be described as

V. Any disputes relating to the computation of the tenant(s)'s bill are between the Tenant(s) and the Landlord.

VI. The Tenant(s) has the right to inspect records retained by the Landlord that document a bill for utilities on written request.

VII. Affixed to this disclosure are copies of the last two utility bills issued to the Landlord.

BE IT KNOWN, the Landlord and Tenant(s) acknowledge the information described herein.

Landlord

Tenant(s)