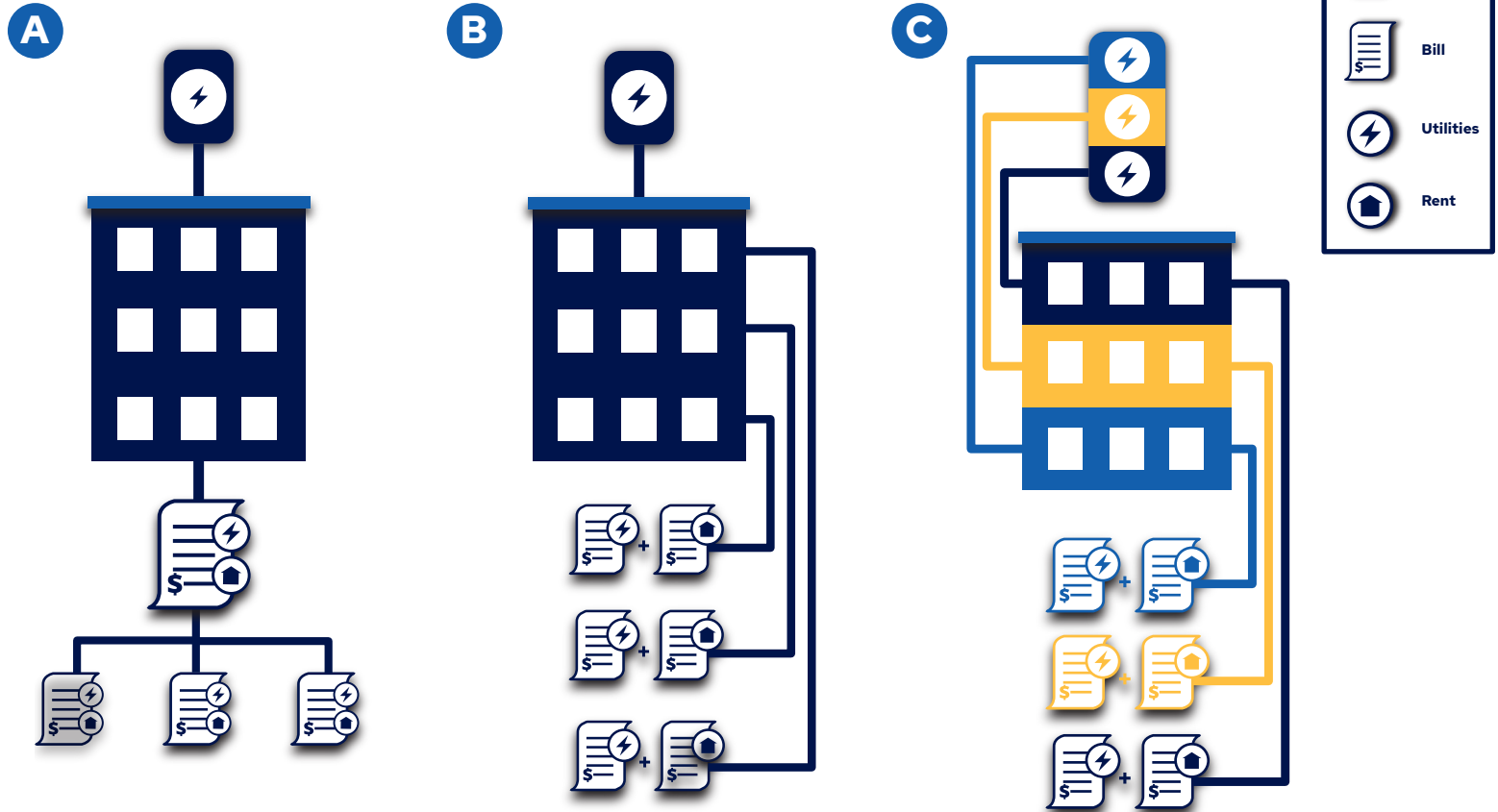


These diagrams illustrate three of the most commonly used utility payment methods for residential rental units.



What you need to know

Saint Paul's rent stabilization policies direct how utility billing is handled. Utility billing to landlords or tenants depends on several factors including previous lease arrangements and how the meters are set up.

- A Shared Meter Building**
In this example of a shared meter building where utility use is tracked by each apartment, utilities are included in rent and are considered rent if it is a pass-through expense or if the tenant pays the utility directly, and are considered part of the three percent rent increase cap.
- B Shared Meter Building**
In this example of a shared meter building where utility use is tracked by each apartment, utilities are paid in addition to rent and are not considered part of the three percent rent increase cap.
- C Separately Metered Building**
In this example of a separately metered building where each unit has its own meter, utilities are paid in addition to rent and are considered part of the three percent rent increase cap.