

WHAT TO KNOW ABOUT YOUR SUBMETER

What is a Submeter?

A submeter is a water, gas, or electric meter that measures the utility usage of an individual unit when billed by a property manager or landlord in a mobile home park, condominium or apartment complex, or marina.



Available County Services

The County of San Diego's Weights & Measures Division can help businesses and property owners and managers maintain their submeters by doing the following:

Submeter Device Registration

Keeping your device registration current helps keep a fair and equal market for both consumers and businesses (San Diego County Code of Regulatory Ordinances 21.1703). This also keeps the measuring and billing of your device accurate and covers the testing cost of each device.

Submeter Testing & Verification

Each submeter in the county must be brought to AWM's Submeter Lab for inspection at least once every 10 years (CA Code of Regulations 4070).

The Submeter Lab verifies if a device is approved, accurate, and certified for commercial use. When a device passes, a lead-and-wire seal or a sticker seal is affixed with San Diego's County number (CS37) and the year it was tested.



COUNTY OF SAN DIEGO
AGRICULTURE, WEIGHTS & MEASURES

SUBMETER RIGHTS & RESPONSIBILITIES

FOR BUSINESSES AND TENANTS

Property owners, managers, and businesses are required to register, maintain, and accurately bill for submeters. Tenants and renters are also protected by law in filing complaints relating to the accuracy of their submeters and billing.

1. Annual Device Registration

All submeters used commercially at a property must be registered each year with the County of San Diego Department of Agriculture, Weights & Measures. This includes an annual registration fee paid by the business or property owner or manager.

2. Submeter Maintenance

All County-sealed submeters must be properly maintained and brought to the County meter lab for testing at least once every 10 years:

AWM Submeter Lab

9335 Hazard Way
San Diego, CA 92123
Hours: 8am-5pm, M-F

3. Tenant Billing

All relevant submeter information must be provided for tenants in their bills. This includes:

- Opening and closing submeter readings and the date(s) of those readings.
- Identification of all rates and quantities attributed to each block in applicable rate structure.
- The total charge for the billing period.

4. Complaints & Investigations

County Weights & Measures will investigate all consumer complaints received regarding the above requirements. Investigative reports will be sent to the property owner/manager and billing company.

Any subsequent updates made to billing will be decided and implemented between the property owner and the billing company.

For bill formatting, California Alternate Rates for Energy (CARE), Medical Baseline, Family Electric Rate Assistance (FERA), or Multi-Family Complex Operator questions, please contact SDG&E at 1 (800) 411-7343 or visit sdge.com.



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