



MULTIFAMILY METERING

Updates to Wisconsin's Multifamily Electric Metering Rule

The updated PSC 113.0803 rule now establishes clear standards that exempt **new** multifamily or mobile home park projects from the individual metering requirements. Any of the following three exemptions qualify:

- **High-efficiency equipment:** Tenant-controlled systems that meet Focus on Energy or federal efficiency standards, like ENERGY STAR, **AND** projected energy use per unit that is less than half the statewide average from the previous five years, factoring in onsite renewables.
- **Whole building high-efficiency design:** Newly constructed buildings that meet advanced performance standards through programs like Focus on Energy and LEED certification.
- **Affordable housing:** Buildings under contract with local, state, or federal affordable housing programs.

PSC 113.0803 does not apply to buildings built before 1980, commercial and multifamily residential buildings. In addition, **existing buildings undergoing renovations or a change in occupancy, such as hotel-to-apartment renovations**, are also exempt from the individual metering requirements.

New rules open up opportunities to consolidate electric meters, allowing for clean energy upgrades and energy bill savings for multifamily residents.

On December 1, 2025, new rules from the Public Service Commission of Wisconsin (PSC) took effect, modernizing how electricity is metered in multifamily housing and mobile home parks. This update represents a major win for clean energy and affordable housing advocates and developers across the state.

1. This data can be found in the EIA's yearly Electric Sales, Revenue, and Average Price data. Specifically, summary table T5.a "Residential average monthly bill by Census Division, and State" at https://www.eia.gov/electricity/sales_revenue_price/.



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How Does The Exemption Process Work?

The code clearly states that projects that meet the above exceptions do not need to install individual electric meters. Developers should start a dialogue with the relevant utility to demonstrate their eligibility for one of the exceptions. If a utility expresses disagreement with exception eligibility, please contact the Public Service Commission's Consumer Affairs at (608) 266-2001.

What This Means For Wisconsin

Developers in Wisconsin are eager for Wisconsin families to benefit from energy-saving technology by installing clean energy technologies on multifamily properties. This rule change will open new opportunities for solar, geothermal, and other clean energy technologies, reduce administrative delays, support affordable housing, and expand Wisconsin's pathway toward clean economic growth. This change opens up new avenues in our all-of-the-above approach to deploying renewables and ensures everyone in the state can benefit from affordable, clean, reliable energy.



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