



MULTIFAMILY METERING 101

Of Wisconsin's 2.7 million housing units, nearly 30%¹ are multifamily properties. As Wisconsin works toward its goal of net zero by 2050, we must find ways to include retrofits and new construction of multifamily properties in our decarbonization efforts. To ensure that low- and middle-income families, the majority of residents in these properties, can be a part of the clean energy transition, we need to support affordable housing development to incorporate energy efficiency and sustainability into their properties.

A key change is required to support development — central metering. As it stands, rules governing electric metering of Wisconsin residential buildings, [PSC 113.0803](#), urge individual units to have their own electric meters. Recent decisions by the Public Service Commission of Wisconsin have offered limited exceptions to this rule. This framework was implemented to decrease overall energy use by incentivizing residents to reduce electric consumption and lower their electric bills. However, this outdated rule means that multifamily building dwellers have been excluded from the financial and environmental benefits clean energy offers.

¹ United States Census Bureau, <https://data.census.gov/>

Rapid technological developments in clean energy, including solar energy, cold climate air source heat pumps, and geothermal heat pumps, require a reassessment of building metering policy to find the best solutions to protect renters while reducing carbon emissions and increasing utility bill savings.



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1

SOLAR ENERGY

Relying on solar to offset energy costs is key to ensuring energy savings for Wisconsinites living in multifamily buildings.

3

SOLAR INSTALLATION

Solar array installation costs for the decentralized approach are 22%² higher, making that scenario unattractive for property owners.

2. Elevate, <https://www.elevatenp.org/>

4

SAVING MONEY

With central metering and a single solar array, both property owners and tenants will save money.

5

ENERGY SAVINGS

By utilizing both central metering and solar energy, property owners may also be incentivized to include other energy-saving measures, such as high-efficiency heat pumps, air-sealing and insulation, lighting upgrades, appliance upgrades, and more.

2

OPERATING COST

Without solar to offset this new centralized load, there is little incentive for the property owner to make these upgrades because operating costs for this small affordable housing property will increase dramatically.

6

METERING POLICY

As the Wisconsin Public Service Commission looks to change the rules surrounding central metering, we will ensure projects are supported where central metering makes sense as well as new solutions.



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