



About UMCA

The Utility Management & Conservation Association is a national trade association that represents and serves manufacturers, service providers and owners/property managers engaged in billing utilities to residents through submetering and allocation programs in multi-family residential real estate.

Founded in 1998, the UMCA is the premier resource for information and data in the submetering and utility allocation industry. The UMCA has attained this reputation by creating and utilizing a comprehensive network of resources. By mobilizing those resources, the UMCA has built an impressive list of achievements and accomplishments in the regulatory and legislative arena, with the media and industry it serves.

Join UMCA

Whether you are a manufacturer, service provider, property manager/owner or anyone else with an interest in the submetering and utility allocation industry, the UMCA offers a unique set of membership services that can benefit you professionally, and your company strategically.

The team at UMCA looks forward to working with you to continue to support and expand the submetering and utility allocation industry.

For information regarding joining UMCA visit us online at www.utilitymca.org, call (512) 375-6099 or email execdirector@utilitymca.org.



Green Living

For a
Brighter Future

The UMCA community serves the multi-family and commercial real estate industry specific to resource conservation, metering and utility management. The overall mission of the association is to provide the multi-family industry with guidance regarding tenant billing best practices and regulatory environment monitoring and advocacy.

Our members include manufacturers, service providers, property owners and managers with an interest in promoting a "Green Lifestyle" of conservation and accountability.

www.utilitymca.org • (512) 375-6099



Regulatory Advocacy Your Resource for the Submetering Industry

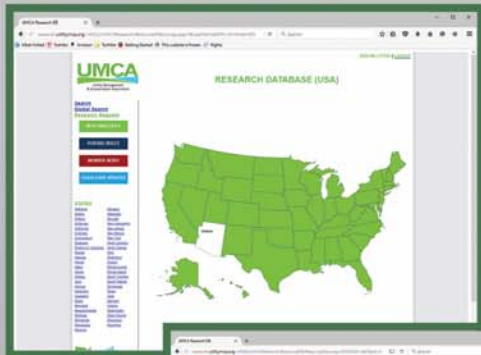
The UMCA is extremely active in monitoring the regulatory environment as it impacts the submetering industry. The association reviews legislative issues as they arise for potential action, including lobbying efforts & regulatory sponsorship, providing updates to members of potential opportunities and threats. On behalf of its members, the UMCA builds relationships with key industry stakeholders, legislators and industry associations to assist in influencing regulation and legislature activity.



Regulatory Database

State by State Regulations for Submetering
Includes Water, Gas, Electric and more!

The Utility Management & Conservation Association provides members with access to our extensive database that includes state by state submetering & Rubs regulations. In addition, members can access sections for Best Practices, Federal & State Legislative Updates and Member News. This is only available with your UMCA membership.



www.utilitymca.org • (512) 375-6099

Mission Statement



UMCA's goal is to promote increased conservation and cost management of utilities within the multi-family housing industry. This will be accomplished by educating the industry on best practices, latest technology and regulations relative to utility cost recover.

Metering Statement



Where structurally practical and economically feasible, submetering is the preferred method of utility cost allocation.

RUBS Statement



Ratio Utility Billing System (RUBS) is an acceptable practice for cost allocation where metering is impractical or not economically feasible. RUBS' cost allocation may be calculated on any method that fairly and consistently allocates costs.

The UMCA focuses specifically on submetering and allocation billing methods in an effort to promote conservation while helping reduce costs through accountability. The UMCA offers members a unique set of membership services that include principles and best practices for managing your metering, conservation and utility management programs including access to an updated database of submetering regulations by state for water, electric, gas, etc. The UMCA provides support for industry advocacy & lobbying efforts regarding submetering regulations.

- Grow the marketplace and influence the conditions of market growth.
- Provide unparalleled networking opportunities with industry leaders.
- Spearhead efforts in regulatory and legislative forums that affect your business.
- Supply regulatory and legislative updates, information bulletins and special alerts.
- Enhance the stability/reliability of companies in the marketplace.
- Raise awareness of the industry through education, public relations and publications.
- Educate industry businesses & partners on the benefits and methodology of submetering and energy allocation.
- Educate building owners & tenants on the financial and green benefits of energy conservation programs that utilizes submetering and cost allocation.
- Assist property owners/managers get started in submetering and utility allocation programs.
- Provide a central resource and clearinghouse for industry information and data.
- Improve & enhance industry guidelines & standards.

Join today at www.utilitymca.org