

How UMCA Can Help Property Owners Optimize Utility Costs & Increase Efficiency



Who is UMCA (Utility Management & Conservation Association)

Managing utilities can be a major challenge for property owners. From rising costs and inefficient usage to limited awareness of helpful resources, these issues often lead to avoidable expenses and shrinking profits. That's where the Utility Management & Conservation Association steps in—offering valuable member benefits, expert support, and practical strategies designed to improve efficiency, and promote sustainability.

Additionally, UMCA keeps members informed about the latest rules and regulations regarding utility management, enabling compliance with local, state, and federal requirements. This support helps property owners avoid penalties and incorporate best practices in utility usage and sustainability.

UMCA Regulatory Database

UMCA offers members access to the industry's most comprehensive and regularly updated regulatory utility database, covering statutes, rules, and regulations across all 50 states. This powerful resource helps property owners stay informed and compliant with local, state, and federal requirements—saving time, reducing risk, and simplifying the complexities of regulatory compliance.

Best Practices

At its core, UMCA is built on the principles of utility billing and expense allocation for water, sewer, gas, trash, and electricity. Over the decades, the association—through the expertise of its seasoned members—has developed a set of industry best practices. These trusted guidelines are available exclusively to UMCA members, offering valuable support and peace of mind to property owners and managers as they navigate their utility billing programs.

Enhancing Property Value and Marketability

Implementing modern, compliant utility billing programs can significantly enhance the value of portfolio properties. By shifting utility costs to the actual users and avoiding rate hikes, property owners can keep rents more competitive. In fact, studies by certain REITs have shown that submetered properties may see up to a 14% increase in equity value.

Energy-efficient buildings also tend to attract more buyers and tenants, resulting in higher occupancy rates and stronger returns on investment. Beyond that, sustainable properties benefit from lower maintenance costs and greater resilience to utility price fluctuations. Plus, when tenants are financially responsible for their utility usage, overall consumption often drops—water and sewer use, for example, can decrease by as much as 30%—leading to lower master meter bills and long-term savings.

Conclusion

Property owners and managers aiming to optimize their utility billing programs will find tremendous value in UMCA membership. The association equips members with the tools, insights, and regulatory guidance needed to build effective, compliant, and efficient utility programs. By tapping into these resources, members can boost profitability, reduce utility costs, and support long-term sustainability—benefiting both their bottom line and the environment.

Join UMCA today by visiting www.UtilityMCA.org!

Who is UMCA (Utility Management & Conservation Association)

UMCA is a national trade association that represents and serves, service providers, manufacturers and building owners/property management companies engaged in passing back utilities to residents through submetering and allocation programs in multi-family residential real estate.

Founded in 1998, the UMCA, (formerly NSUAA), has quickly become 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 with the industry it serves.

Ten Reasons YOU should be a UMCA Member!

INDUSTRY KNOWLEDGE

As the ONLY industry association supporting the dynamic utility submetering and allocation industry, we provide a variety of resources including legislative updates, industry news and quarterly newsletters.

INTERACT WITH THE LEADERS

UMCA is your primary link to colleagues, allowing you to put names with faces and keeping you in touch with who's doing what.

SHARPEN YOUR SKILLS

By attending UMCA events and learning about what's happening in the industry and how it impacts your business.

COLLABORATION

Exchanging of ideas and information working with others will prove easier with UMCA's assistance.

GET FREQUENT UPDATES ON INDUSTRY CHANGES

As change occurs at a faster pace, UMCA will keep you informed by providing current information and accurate data about those changes.

REGULATIONS, LEGISLATION & STATUTE ADVOCACY

As more and more states look at the industry, UMCA is spearheading efforts in regulatory and legislative forums that are vital to YOUR business and the future of the industry.

INCREASE YOUR CLOUT

UMCA is a great place to enhance the stature and credibility of your company as well as to build a name for yourself within the industry.

EMERGING TECHNOLOGIES

Stay up-to-date with the latest industry technologies and trends.

FIND BUSINESS PARTNERS

As acquisitions and mergers occur more frequently, and as strategic alliances and partnerships become the norm, you'll most likely find a sound business partner through your UMCA contacts.

ANNUAL NETWORKING EVENT

UMCA holds an annual networking event for members including networking opportunities, educational sessions and industry & legislative updates.

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