

HCS HB 2105 -- WATER AND SEWER SERVICE FOR RENTAL PROPERTY  
(Casteel)

COMMITTEE OF ORIGIN: Standing Committee on General Laws

The bill specifies that a landlord or a landlord's water and sewer service billing provider is not a public utility or water or sewer corporation for purposes of regulation by the Public Service Commission, nor will the lessees of the owner or operator of the premises be considered a customer of any public utility, sewer corporation, or water corporation.

A landlord can apportion charges for water and sewer services to tenants by actually measuring individual tenant utility usage with a meter or by allocating charges through use of a mathematical formula. Landlords can use a mathematical formula to apportion water and sewer charges for common areas to each tenant. If using a meter, landlords must disclose certain information about the meter readings on the tenant's bill. If using a mathematical formula, landlords must disclose the formula to a prospective tenant before entering into a lease.

The total amount billed to tenants by a landlord for water and sewer service must not exceed the total amount owed by the landlord to the utility for service to the property, except that landlords can charge tenants for reasonable administrative costs, provided that the administrative costs are disclosed before the signing of a lease. Landlords can also charge late fees, which will be considered part of a tenant's rent. Landlords can use third-party billing providers to bill tenants for water and sewer service, but the providers must comply with requirements in the same manner as landlords.

This bill is similar to HB 1488 (2025).