

POLICY
RENTAL UNIT UTILITY SERVICE CHARGES

1. Definitions:

1.1. Dwellings:

- 1.1.1. **Dwelling Unit** – A unit of a residential building consisting of one or more rooms, a kitchen or cooking facility and an independent bathing facility.
- 1.1.2. **Dwelling, Single-Family** – A building containing one (1) dwelling unit which is designed and constructed for occupancy by one family.
- 1.1.3. **Dwelling, Two-Family** – A building containing two (2) separate dwelling units, each of which is designed and constructed for occupancy by one (1) family.
- 1.1.4. **Dwelling, Multiple-Family** – A building containing three (3) or more separate dwelling units, each of which is designed and constructed for occupancy by one (1) family.
- 1.1.5. **Detached Accessory Dwelling Unit (DADU)**– A subordinate residential dwelling unit that is detached from the primary single-family dwelling, located on the same zoning parcel, and that meets all requirements of Title 10, including requirements of 10-13-28.

1.2. **Owner:** The person(s) who owns or the duly authorized agent who rents a Dwelling, Two-Family, Multiple-Family, or DADU as defined above shall be considered as the owner.

1.3. **Tenant:** The person(s) who rent a dwelling.

1.4. **City:** River Heights City

2. Utility Charges:

2.1. **Single-Family:** The unit dwelling owner is ultimately responsible for payment of utilities furnished by the City. For a single-family dwelling, a unit owner may elect to include the utility charges in the rental fee or have the tenant apply to the City. If the application for providing utilities is made by a tenant, the City will require a Landlord Utility Service Agreement ~~an application~~ on file with the City signed by the owner thereof or his duly authorized agent. That in consideration of the granting of such application the owner will pay for all utilities furnished such tenant, in case such tenant shall fail to pay. If such agreement is not on file with the City, the billings will be sent to the owner.

2.2. **Two Family/Multiple-Family/DADU:** The multiple-family unit dwelling owner will be billed for each separate unit on the property (internal or external) within the dwelling and will be billed at the monthly base rate times the number of units.

2.3. **Overages:** Each multiple unit dwelling overage will be credited with the base amount times the number of separate units (Example: 3 units x 100,000 gal). Overage billings will be calculated from this amount.

Example of Multiple-Family Unit containing three units using 400,000 gallons:

Bi-monthly billing (2 months x 3 units x \$22.20/month) = \$ 133.20

Overage ((400,000 - 300,000) /1000 x \$.45) = \$ 45.00

Total = \$ 178.20

2.4. **Sewer Charges:** The billings will be for each separate unit on the property within the dwelling and will be billed the monthly base rate times the number of units.

2.5. **Garbage Charges:** The billing charges will be for the size and number of garbage cans used on the property by the unit.

2.6. **911 Charges:** The billings will be for the number of units in the dwelling.

3. Rental Unit for Family...(kids, parents, cousins, nephews, uncles)?

Logan City's policy says the occupancy is limited to "family +1." If family is living in the ADU then they are not billed for a second unit on their utilities. If the renters are not family and consist of more than one person, then the city would bill for the second dwelling.

4. Vacancy of second dwelling . . . ?

5. **Delinquent Charges:** Utility Billings will become delinquent 30 days after billing due date. Late fees will be applied for each month the payment is delayed. If payment is not received within the allowed time shut off proceedings will begin as per the Utility Service Agreement.

Adopted: March 11, 2003