

HB 761 -- Water and Sewer Service for Rental Properties

Sponsor: Denison

This bill specifies that a landlord or a landlord's third-party water and sewer usage billing provider who only furnishes water and sewer services to lessees and charges lessees separately for their use cannot be considered a public utility, sewer corporation, or water corporation and will not be subject to the jurisdiction of the Missouri Public Service Commission.

The landlord or a state-certified corporation may utilize a separate meter to measure water and sewer usage within lessees' dwelling units and charge lessees separately based on the measurement calculated through the separate meter or employ a program that utilizes a mathematical formula to calculate and allocate among all lessees the water and sewer usage charges for which the landlord receives a bill.

The total amount billed to lessees by a landlord for water and sewer services cannot exceed the total amount owed by the landlord to the utility except that a landlord or the landlord's third-party billing provider may charge and collect reasonable administrative costs if the charge was disclosed to the lessee prior to the commencement of a lease. A late payment fee may also be charged and collected which will be deemed rent.