

By: Senator(s) Robertson

To: Environment Prot, Cons
and Water Res

SENATE BILL NO. 2995

1 AN ACT TO AUTHORIZE THE OWNER OF A BUILDING CONTAINING
2 RESIDENTIAL UNITS TO CHARGE TENANTS SEPARATELY FOR WATER AND
3 WASTEWATER SERVICE BASED ON USAGE AS DETERMINED THROUGH THE USE OF
4 CERTAIN EQUIPMENT OR ALLOCATION METHODOLOGY; TO PROVIDE THAT THE
5 TOTAL AMOUNT OF THE CHARGES TO THE TENANTS SHALL NOT EXCEED THE
6 TOTAL CHARGES PAID BY THE OWNER FOR WATER AND WASTEWATER SERVICE
7 PLUS A REASONABLE FEE; TO PROVIDE THAT THE TERMS OF THE CHARGES
8 SHALL BE DISCLOSED TO THE TENANTS PRIOR TO ANY CONTRACTUAL
9 AGREEMENT; AND FOR RELATED PURPOSES.

10 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

11 SECTION 1. (1) The owner or operator of a building
12 containing residential units may install equipment or use an
13 economic allocation methodology to determine the quantity of water
14 that is provided to the tenants and used in the common areas of
15 such a building; and the owner of such a building may charge
16 tenants separately for water and waste-water service based on
17 usage as determined through the use of such equipment or
18 allocation methodology. The activities described in this act
19 shall not cause any owner or operator engaging in such activities
20 to be considered the owner or operator of a public water system or
21 a public utility, notwithstanding any provision of law to the
22 contrary.

23 (2) The owner or operator of a building containing
24 residential units may charge tenants separately for water and
25 wastewater service, provided that the total amount of the charges
26 to the tenants of such a building shall not exceed the total
27 charges paid by the owner or operator for water and wastewater
28 service for such building plus a reasonable fee for establishing,
29 servicing and billing for water and wastewater service and

30 provided further, that the terms of the charges are disclosed to
31 the tenants prior to any contractual agreement.

32 SECTION 2. This act shall take effect and be in force from
33 and after July 1, 2001.