
Item H(1)(F) - User Rate Regulations and Tenant vs. Landlord Discussion

From Jesse Stephens <JStephens@bcrsd.com>

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To Jesse Stephens <JStephens@bcrsd.com>

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Dear Board of Trustees,

Since going live with Muni-Link, we have been able to better analyze the delinquent billing data. We are concerned that the overall receivable balance has increased and it is primarily attributable to tenants of properties falling further behind. I've conferred with many other sewer districts and the answer is rather simple. If the billing goes in the name of the property owner, this will largely stop.

My proposed course of action will be to have a public information meeting and have you vote on a regulation change in November that would further clarify, what we already have an ability to do through the current regulation. This will also afford an opportunity to communicate with landlords directly and be transparent with them. Our goal is not to have current-paying tenants be punished. If a tenant is in good standing on their bill, then we would propose they keep paying their bill until they move, at which time the bill would move into the name of the landlord, and the landlord can work out arrangements with the new tenant for bill payment. Please see below for our proposed draft language for this change:

EXHIBIT A

Proposed Regulation Revisions

2.18.1 Liability For Payment of Accounts and Applications for Service - The liability for payment of any user charges, connection fees, or other charges levied by the sewer district shall be against the owner or owners of real property which is connected to District sanitary sewers made available for collection and treatment of waste water generated on the property and such property is subject to a statutory lien for payment as provided in section 204.455, RSMo. ~~The District may permit the establishment of customer accounts by tenants, lessees and other persons who occupy or use property which is connected to District sanitary sewers with the express or implied consent of the property owner(s);~~ Beginning _____, 2026, all District customer accounts shall be issued, held and maintained for all purposes, including but not limited to billing and payment for services, in the name of the owner or owners of the real property which is connected to District sanitary sewers. District customer accounts established in the name of an individual other than the property owner, such as tenants, lessees or other persons who occupy or use the property, prior to _____ 2026, may remain in the name of the current customer until the earlier to occur of: 1) such account becoming delinquent as defined by District regulations; 2) closure of the account by the customer in whose name the account is held or otherwise; or 3) the customer in whose name the account is held no longer occupies the property subject to the account. ~~The continuation but the establishment~~ of such existing accounts in the name of an individual other than the property owner shall not relieve the property owner(s) from financial responsibility for payment of all such user charges, connection fees, or other charges levied by the sewer district, nor otherwise affect the discharge rights to assert a lien against the property served under section 204.455, RSMo. Customers shall apply for sewer service by submitting their name and address, the kind of service requested, and the location to be served. No customer shall be refused service due to race, sex, creed, national origin, marital status, age, number of dependents, source of income, or place of residence in the service area.



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