

HOUSE RESEARCH

Bill Summary

FILE NUMBER: H.F. 680

DATE: March 3, 2005

Version: As introduced

Authors: DeLaForest and others

Subject: Landlord tenant; utility metering and billing

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Overview

Regulates disclosures and prorating of utility payments when the utility service for a common area is metered through an individual tenant's unit. Allows landlords in single-meter residential buildings to charge tenants a utility billing service fee.

Section

- 1** **Definitions.** Amends the definition of "single-metered residential building" in the landlord tenant law. Specifies that utility service measured through one meter that provides service to an individual unit and all or parts of common areas is not a single-metered building, if the service to the common area is disclosed in writing to the tenant of the individual unit.

Effective immediately.
- 2** **Single meter utility service payments.** Provides that if the tenant did not get the section 1 disclosure in writing, the tenant's refund for service to the common area is limited to the tenant's prorated charge for the utility service in the common area.

Effective immediately.
- 3** **Conditions of separate utility billing to tenant in single meter buildings.** Requires the landlord to determine and put in writing in leases the billing service and account activation fees, if any.

Prohibits a landlord from collecting in aggregate more than the amount billed by the utility

Section

for total utility services provided. Allows a landlord to charge in addition a billing service fee, account activation fee, and charges for late payment or nonpayment of utility charges and for dishonored checks. The billing service fee is limited to what a third party service charges the landlord or what the utility would charge to bill and collect from individual residential customers. The billing service fee amount may be changed on two months' written notice to a tenant.

Effective immediately.