

HOUSE RESEARCH

Bill Summary

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Subject: Manufactured home water and sewer service

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Overview

This bill regulates charges and billing related to water and sewer service provided to manufactured homes located in a manufactured home park. It (1) allows park owners to increase charges for utility service outside of the regular rent increase and rental agreement procedures; (2) establishes regulations for a park owner to install metered water service to each manufactured home and separately bill each home in the park based on metered use; (3) limits the rate on charges for water and sewer service to manufactured home parks imposed by public water suppliers (primarily cities and counties), so that the rate cannot exceed that imposed by the water supplier for service to single family homes; and (4) restricts public water suppliers from charging connection and meter fees based on the number of homes in a manufactured home park (so that such charges are instead based on the number of metered services provided to the park). The provisions go into effect August 1, 2011.

- 1 **Public water supplier.** Defines "public water supplier" in the chapter on manufactured home parks to be a county, city, town, or other entity that handles a public water supply.
- 2 **Water measuring device.** Defines "water measuring device" in the chapter on manufactured home parks to be a meter or submeter used to collect information on water usage in a manufactured home.
- 3 **Modification of rules.** Establishes that utility charges for water, sewer, and other service imposed by a manufactured home park owner do not constitute part of the rental agreement with a park resident and are not considered part of the park's rules. This has the effect of removing utility charges from regulations on rental agreement modifications and rent increase limitations. Makes technical changes.
- 4 **Metering required.** Clarifies that park resident billing for water and sewer service based on metered use by each resident must follow the procedures established in the bill (see section 5).
- 5 **Water and sewer.** Establishes regulations for a park owner to install metered water service to each manufactured home and separately bill each home in a manufactured home park based on metered service. Regulations include:
 - setting billing calculation and amount restrictions;
 - identifying information to include on billing statements;

- prohibiting certain charges for capital and administrative expenses related to separately metered service;
- requiring prorated rent or a deferred rent increase when switching to separately metered charges; and
- regulating installation and design of the water meters.

6 Charges; net revenues. Restricts charges and rates imposed to manufactured home park owners for water and sewer service by counties, cities, and other water suppliers, to:

- require that the rate for the utility service match the lowest rate imposed for service to single family residences, if the manufactured home park consists of residential units; and
- prevent more than one connection fee or other administrative charge for the utility per metered connection provided to the manufactured home park.