

Subject Landlord and tenant; utility billing; rent payments

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Overview

This bill clarifies and updates how a landlord can bill for utilities in a shared meter building when a tenant wants to vacate, and also provides specific requirements when a landlord has their own digital payment platform for tenant's to pay their rent.

Summary

Section	Description
1	Final billing for submetered utility service. Allows a landlord to provide an estimated utility bill for a tenant vacating a unit but the estimated bill cannot include administrative billing charges or late payment charges.
2	Payment of rent. Provides requirements for landlords who offer a digital payment platform that they control or that is through a vender contracted by the landlord including a requirement to offer an alternative payment option when the digital platform isn't working and prevents fees charged to the tenant to use the digital platform.
3	Final billing for apportioned utility service. Allows a landlord to provide an estimated utility bill for a tenant vacating a unit but the estimated bill cannot include administrative billing charges or late payment charges, mirroring changes in the utility billing statute for chapter 504B.