

BILL NO. 061011

ORDINANCE NO. 061011

AN ORDINANCE OF THE CITY OF WOOD HEIGHTS, MISSOURI,
ESTABLISHING LANDLORD LIABILITY FOR UNPAID UTILITY BILLS OF
TENANTS.

WHEREAS, the City of Wood Heights has significant losses in unpaid utility bills, and

WHEREAS, Missouri statute specifically allows the city to provide utility service to
landowners only, or to impose liability on landlords for bills incurred by their tenants,

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALERMENT OF THE
CITY WOOD HEIGHTS MISSOURI, AS FOLLOWS:

SECTION 1: Landlords Responsible for Utility Bills. Every property owner shall be
responsible for any utility charges or fees left unpaid by any tenant of the premises served
by the water, sewer, and trash utility. However, when an occupant is delinquent more
than ninety days, the owner shall not be liable for sums due for more than ninety days of
service. Further, where the landlord or property owner fails to pay the utility charges, the
city may refuse to provide any water to the property with the delinquent charge even in
the name of a subsequent tenant or new owner of the property.

SECTION 2: Delinquent Accounts. When a tenant is delinquent in payment for thirty
days, the city shall make a good faith effort to notify the owner of the premises receiving
such service of the delinquency and the amount thereof. Any notice of termination of
service shall be sent to both the occupant and owner of the premises receiving such
service. When an occupant is delinquent more than ninety days, the owner shall be not
liable for sums due more than ninety days of service.

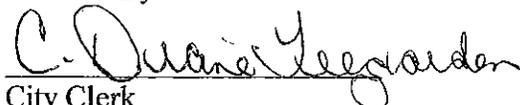
SECTION 3: Penalty; Severability; Effective Date. This ordinance shall be in full force
and effect from and after its passage and approval, except that landlords will not be liable
for unpaid delinquent utility bills incurred before the effective date of this ordinance,
unless the utility customer remains a tenant of the landlord for 90 days past the effective
date of this ordinance. The provisions of this ordinance are severable, as provided in
Section 1.140 of the Revised Statutes of Missouri. Those provisions provided by law,
that is a penalty of \$0 to \$500 or 0 to 90 days in jail or both a fine and a jail sentence.

Passed this 11 day of Oct, 2007



Mayor Pro-Tem

Attested By:



City Clerk