

Town of Oak Grove Water & Sewer Department Policy on Responsibility for Utility Accounts for Rental Properties

Purpose:

To establish responsibility for payment of water and sewer services at rental properties served by the Town of Oak Grove Water and Sewer System.

Policy:

1. Utility services (water and sewer) may be established in the name of a tenant or property owner; however, the property owner shall remain ultimately responsible for all charges incurred at the service address.
2. In the event a tenant fails to pay any water or sewer bill, any unpaid balance shall become the responsibility of the property owner.
3. The Town of Oak Grove reserves the right to:
 - o Transfer any delinquent balance to the property owner's account; and/or
 - o Require payment from the property owner prior to restoring or continuing service.
4. Property owners are encouraged to monitor the status of utility accounts for their rental properties to avoid delinquent balances.
5. This policy applies to all rental properties served by the Town of Oak Grove Water and Sewer System, regardless of lease agreements or arrangements between property owner and tenant.

Enforcement:

In the event a property owner fails or refuses to pay any outstanding balance, the Town of Oak Grove may take one or more of the following actions:

1. Discontinue water and/or sewer service to the property until all outstanding balances, penalties, and fees are paid in full.
2. Refuse to establish or reconnect service at the property until the delinquent balance is satisfied.
3. Assess applicable late fees, penalties, and administrative charges in accordance with the Town's fee schedule.
4. Deny the establishment of new utility accounts for any property owned by the same owner until all past-due balances are paid.
5. Refer delinquent accounts to a collection agency and/or pursue legal action to recover unpaid balances.

Effective Date:

This policy shall become effective on 05/12/2026.