

REVENUE: No revenue impact

FISCAL: No fiscal impact

Action: Do Pass as Amended and Be Printed Engrossed

Vote: 4 - 1 - 0

Yeas: Burdick, Girod, Rosenbaum, Bonamici

Nays: George

Exc.: 0

Prepared By: Lori Brocker, Administrator

Meeting Dates: 3/26, 4/14, 4/16

WHAT THE MEASURE DOES: Requires manufactured dwelling park landlord to use submetering as billing method when landlord assesses tenant utility or service charge for water. Requires compliance by January 2, 2012. Limits application of measure to manufactured dwelling parks with 200 or more spaces.

ISSUES DISCUSSED:

- Maintenance of water systems in manufactured dwelling parks
- Water usage in manufactured dwelling parks
- Enforcement of federal Safe Drinking Water Act
- Liability issues
- Tenants' water conservation efforts
- Lack of control over other tenants' water usage
- Water leaks in manufactured dwelling park systems
- Impact of federal law
- System development charges
- Submetering billing method
- Master meter pro rata billing method
- Environmental Protection Agency regulation
- Relevant federal case law
- Manufactured dwelling parks as regulated utilities

EFFECT OF COMMITTEE AMENDMENT: Inserts 2012 as year for compliance. Limits application of measure to certain manufactured dwelling parks.

BACKGROUND: Tenants in manufactured dwelling parks generally are billed for their water usage through one of the following methods: tracking water charges through a master meter and recovering it in rent, apportioning through pro rata allocation, or billing for actual usage through submetering at the tenant's space. Senate Bill 929A requires that the landlord of a manufactured dwelling park of 200 or more spaces use a submetering method when the landlord bills the tenant for water usage.