

**Village of Lodgepole
Landlord/Tenant Agreement
Ordinance #218: Landlord Notification Form**
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The Village of Lodgepole shall, provide utility service (electric, water, sewer, and sanitation) to the property owner(s) of record or to a tenant if requested. Tenant(s) must provide proof of occupancy through a signed and notarized tenant/lease agreement by landowner or agent. As the owner(s) of the property to which service is provided, or the legal tenant(s) said individual(s), partnership(s), corporation(s) or estate(s) shall be responsible for all debts due the Village of Lodgepole for service supplied.

The property owners will retain ownership of the account. The Village of Lodgepole will forward disconnection notices to the property owner. If the property owner does not wish to receive the duplicate statement, an indemnification form needs to be signed. The Village of Lodgepole will provide reasonable assistance to a property owner in collecting past due or delinquent accounts from a lessee or renter before the service is disconnected and/or service facilities removed.

Should a landowner refuse responsibility for primary payment on a residential account occupied by a tenant; utility services will not be provided to the rental or leased property.

Signed: _____ Date: _____

Printed Name: _____

Service Address: _____

Landlord Billing Address: _____

Landlord Phone: _____

Landlord email: _____

§ 50.01 LANDLORD RESPONSIBILITY.

(A) All landlords shall be required to sign an owner's consent form agreeing to pay all unpaid utility charges for their property before a tenant's utility application will be accepted and the landlord reconnect fee waiver will be allowed.

(B) All unpaid utility charges after final billing and/or disconnect of electricity, which include light, water, sewer and trash, shall be the primary responsibility of the property owners of any rental properties within the village. Any utility deposit paid by the tenant shall be credited to the account.

(C) Prior to disconnection of utilities from any known rental units within the village, the property owner shall be given a five-day notice of the failure of the renter to pay such bills when due.

(D) In the event the renter and the owner fail to pay such utility charges within the time set forth in the village ordinances, the utilities to such property shall be disconnected.

(E) Upon payment in full by the owner of the property, the reconnection charges shall be waived. Waiver of a reconnection fee will not be granted for partial payment of the past due utility charges. The reconnection fee shall not be waived for a tenant.

(Prior Code, § 3-901) (Ord. 218, passed 8-1-2016) Penalty, see § 50.99