

RENTAL AGREEMENT ADDENDUM: WATER SUBMETER

This Water Submeter Addendum is incorporated into the Rental Agreement dated _____ between Owner and Resident for the rental property Premises located at: _____

1. You will be billed for water service. This amount will be separate from your rent.

2. Your monthly water bill is estimated to be \$_____. This estimate is based upon one of the following:

☐ The average median water bill for water service for comparative dwelling units at the property over any three of the past six months.

☐ The amount of the bill based upon average indoor water use of a family of four of approximately 200 gallons per day, and including all other monthly charges that will be assessed. The average family of four uses about 200 gallons of water per day.

3. Your monthly water charges will be due on or before the _____ day of the month and payable through the same procedure as payment of rent. Any payment not timely received shall be deemed late. The submeters are read on or about the _____ day of each month and Resident will receive the bill for water on or before the _____ day of the month.

4. The monthly bill for water service may only include the following charges:

(a) Payment due for the amount of usage as measured by the submeter and charged at allowable rates in accordance with subdivision (a) of Civil Code section 1954.205.

(b) Payment of a portion of the fixed fee charged by the water purveyors for water service.

(c) A fee for the Landlord's or billing agent's costs in accordance with paragraph (3) of subdivision (a) of Civil Code section 1954.205.

5. Any questions about the water bill should be directed to:

☐ Owner, ☐ Property Manager, ☐ Billing agent, via telephone at _____ between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday or e-mail _____ or in writing addressed to: _____.

6. Resident shall notify the landlord of any leaks, drips, water fixtures that do not shut off properly, including, but not limited to, a toilet or other problems with the water system, including, but not limited to, problems with water-saving devices. Landlord is required to investigate and, if necessary, repair these problems within 21 days, otherwise, the water bill will be adjusted pursuant to law.

7. Upon request of Resident, Landlord shall provide Resident the following information:

(a) The location of the submeter.

(b) The calculations used to determine a monthly bill.

(c) The date the submeter was last certified for use, and the date it is next scheduled for certification, if known.

8. If Resident believes that the submeter reading is inaccurate or the submeter is malfunctioning, Resident shall first notify the Landlord in writing and request an investigation.

9. If an alleged malfunction of the submeter is not resolved by the Landlord, Resident may contact the local county sealer and request that the submeter be tested. The local county sealer may be contacted at phone number: _____ ; e-mail: _____ ; and/or mailing address: _____.

County sealers may be located utilizing the following site:

<https://www.cdfa.ca.gov/exec/county/documents/countycommissionersealercontactinfo.pdf>

If this link does not provide the information sought, you may call, visit or go to the website of the County of Santa Barbara office. <https://www.countyofsb.org/>

10. This addendum constitutes only a general overview of the laws regarding submitters and that the laws can be found at Chapter 2.5 (commencing with Civil Code section 1954.201) of Title 5 of Part 4 of Division 3 of the Civil Code, available online or at most libraries.

By signing below, the undersigned Resident(s) agree and acknowledge having read and understood this Addendum.

Resident

Date

Resident

Date

Owner/Agent

Date



Your use of any of these forms constitutes your representation that you have counseled with your personal attorney before using the form, and in using the form you are relying on your attorney's counsel and your own investigation, and not on any express or implied representation by SBRPA or any of its officers, directors, employees, or representatives.

Form ADD-014
Page 2 of 2
Rev 06/21/2018