

I. OWNER RESPONSIBILITY FOR RENTAL PROPERTY

1. Delinquent Charges

The property owner is responsible for unpaid water and/or sewer bills when a tenant fails to pay, as defined in Virginia Statutory provisions 15.2-5124, 15.2-5138 and 15.2-5139. Owners shall be liable only for delinquent rates or charges applicable to three (3) months (90 days). The Authority will require a deposit on all rental property for water and/or sewer service. This Deposit will be held by the Authority for one year while the tenant is at the residence or business. The Deposit will be handled per Administrative Procedures.

2. Landlord Responsibility

When a tenant terminates service, service will revert to the property owner's (landlord's) account, unless the incoming tenant has completed an application and paid the deposit(s) and account charge(s). All landlords must complete an application for each rental property.

There shall be a lien upon real estate for the amount of any fees, rents or other charges by the PSA to the owner or lessee or tenant of the real estate for the use and services of any system of the PSA by or in connection with the real estate from the time when the fees, rents or charges are due, and for the interest which may accrue thereon. Such lien shall be superior to the interest of any owner, lessee or tenant of the real estate and rank on a parity with liens for unpaid real estate taxes. The PSA may contract with the County to collect amounts due on properly recorded utility liens in the same manner as unpaid real estate taxes due the locality. The PSA may place a lien for delinquent rates or charges applicable to three or fewer delinquent billing periods not exceeding thirty days each if the PSA or its billing and collection agent (i) has advised the owner of such real estate at the time of initiating service to a lessee or tenant of such real estate that a lien will be placed on the real estate if the lessee or tenant fails to pay any fees, rents or other charges when due for services rendered to the lessee or tenant; (ii) has mailed to the owner of the real estate a duplicate copy of the final bill rendered to the lessee or tenant at the time of rendering the final bill to such lessee or tenant; and (iii) employs the same collection efforts and practices to collect amounts due the PSA from a lessee or tenant as are employed with respect to collection of such amounts due from customers who are owners of the real estate for which service is provided.

3. Sale of Property

A new bona fide purchaser of a property will not be liable for past due bills of previous owners. The previous owner is responsible for unpaid water and sewer bills for property sold.

- a. The previous owner will be sent a “Final Bill” for their account, which is due in 30 days.
- b. If payment is not received after reasonable collection efforts, the Authority will record the outstanding debt against the previous owner in the Rockbridge County Court House. This debt will stay on file until paid.
- c. When payment has been received, the Authority will file a release form in the Rockbridge County Court House to indicate the bill has been paid.