



# HOUSE BILL 799: Utility Billing by Lessors.

**This Bill Analysis  
reflects the contents  
of the bill as it was  
presented in  
committee.**

2017-2018 General Assembly

<b>Committee:</b>	Senate	Agriculture/Environment/Natural Resources	<b>Date:</b>	May 18, 2017
<b>Introduced by:</b>	Rep. Bradford		<b>Prepared by:</b>	Layla Cummings Committee Counsel
<b>Analysis of:</b>	PCS to Second Edition H799-CSTS-6			

**OVERVIEW:** *The PCS to House Bill 799 would clarify and amend the laws regarding the billing of water, electricity, and natural gas utilities services by lessors. The PCS incorporates changes made in Session Law 2017-10 regarding the billing of water or sewer service.*

### BILL ANALYSIS:

Billing of Water or Sewer Service pursuant to G.S. 62-110(g): Under current law, G.S. 62-110(g) allows the billing of water or sewer services by a lessor for contiguous units pursuant to a written rental agreement.

The PCS incorporates the changes made in Session Law 2017-10, the Regulatory Reform Act of 2016-2017. The Regulatory Reform Act allows lessors of single family rental units that are not contiguous to pass through charges for water and sewer utility service to lessees. The law also directs the Utilities Commission (Commission) to develop an application that lessors must complete and allows lessors to submit one application for the authority to charge for water and sewer service for multiple lessees with a single Commission approval. The PCS also makes clarifying changes to G.S. 62-110(g) to conform terms in this section to the sections regarding the billing of electric and natural gas services.

Billing of Electric Service pursuant to G.S. 62-110(h): Under current law, G.S. 62-110(h) allows the billing of electric service by a lessor pursuant to a written rental agreement.

The PCS would clarify that the electric service may be to a single-family dwelling, residential building, or multiunit apartment complex and may be allocated when the lessor has a separate lease for each bedroom in the unit. The bill would also allow lessors to submit one application for the authority to charge for electric service for multiple lessees with a single Commission approval.

Billing of Natural Gas Service pursuant to G.S. 62-110(i): The PCS would create a new subsection, G.S. 62-110(i), to allow the billing of natural gas service by a lessor similar to the ability to bill for water and sewer service and electric service in the preceding sections pursuant to a written rental agreement.

The PCS would allow the lessor to divide the natural gas service bill among all lessees in each unit and send one bill to each lessee and requires the disclosure of certain information on the bill to the lessee. The PCS would also direct the Commission to develop an application that lessors must complete, and will allow lessors to submit one application for the authority to charge for natural gas service for multiple lessees with a single Commission approval.

**EFFECTIVE DATE:** This act would become effective when it becomes law.

Karen Cochrane-Brown  
Director



Legislative Analysis  
Division  
919-733-2578