



2025-2026 General Assembly

SENATE BILL 445: Regulatory Reform Act of 2026, Sec. 52: Authority for Landlords of Mobile Home Parks Sited Prior to 1989 to Bill Tenants for Master- Metered Water Service.

Analysis of: S.L. 2026-59, Sec. 52

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Section 52 of S.L. 2026-59 (Senate Bill 445) authorizes a landlord of a leased mobile home located within a mobile home park sited prior to 1989 to allocate the cost for water and sewer service to the tenant using equipment that measures the lessee's hot water usage, if the landlord determines that the measurement of the lessee's total water usage is impractical or not economical. Prior to this change only landlords of contiguous dwellings built prior to 1989 were authorized to allocate the cost of water and sewer service in this manner.

In addition, the section authorizes the use of a ratio utility billing system or other allocation billing system that does not rely on individually submetered hot water usage to determine the allocation of water and sewer costs for both leased premises that are contiguous dwellings built prior to 1989 and leased mobile homes located within a mobile home park sited prior to 1989.

This section became effective August 11, 2026.

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