

By Mr. Broadhurst of Methuen, petition of Arthur J. Broadhurst and James P. Jajuga relative to the payment of water and sewer bills for leased premises. Housing and Urban Development.

The Commonwealth of Massachusetts

In the Year Two Thousand and One.

AN ACT RELATIVE TO THE PAYMENT OF WATER AND SEWER BILLS FOR LEASED PREMISES.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

- 1 Chapter 186 of the General Laws is hereby amended by inserting
- 2 after section 15F the following section:—
- 3 Section 15G. Notwithstanding the provisions of any general or
- 4 special law or rule or regulation to the contrary, a written lease of
- 5 realty that has a separate water meter, may provide that the lessee
- 6 shall pay the water and sewer bills for the leased premises. In any
- 7 city or town that does not meter the water supply, the lease may
- 8 provide that the lessee shall pay the said water and sewer bills to
- 9 the leased premises.
- 10 The lessor shall be responsible for supplying water to the
- 11 premises and non-payment of a water or sewer bill by a lessee
- 12 after thirty days from receipt thereof, shall be grounds for eviction
- 13 for non-payment of rent and an action of contract therefor shall be
- 14 available to the lessor. The lessor may, at his own expense, install
- 15 a meter designed to measure the actual water usage of such leased
- 16 premises and no law or rule or regulation shall require any city or
- 17 town to render a separate bill to any particular dwelling unit. The
- 18 lessor shall notify the lessee or occupants of the payment provi-
- 19 sions and may be inserted in any rental agreement or lease.

