

RULE NO. 19

SERVICE TO SEPARATE PREMISES; CONVERSION OF JOINT METERED PREMISES, AND RESALE OF WATER

I. EXISTING SERVICES AND CONVERSION REQUIREMENTS

The District requires that each separate dwelling unit or occupied premises, residential or non-residential, (other than master metered services such as apartment complex) receiving water service under any service classification have its water usage metered by the use of one water meter for each such separate dwelling unit or occupied premises. The District in this Rule recognizes that such "one meter for each use" requirement was not always required prior to 1998 but, by this Rule requires the conversion to one meter for each use in the future in certain circumstances, as follows:

A. Conversion Required:

There exist currently in the District residential and non-residential uses of property (such as mobile home park, office buildings, shopping centers, etc.) that do not follow the one meter for each use requirement. Some of such uses are located all on one legal parcel, and some are spread over more than one legal parcel, but where they are located on more than one legal parcel, the parcels are owned by the same person. Except as otherwise provided in provisions set forth in B listed below, these existing operations can continue as currently metered unless A 1 or A 2 or A 3 listed below occurs, in which event the owner is required to install sufficient water meters, to the District's specifications, so that each separate dwelling unit or occupied premises (residential or non-residential) receiving water service under any service classification has its water usage metered by the use of one water meter for each such separate dwelling unit or occupied premises. Installation of the separate meters shall be completed within sixty (60) days of the occurrence of A 1, A 2 or A 3 below. For good cause shown the District may extend the requirements of this Rule to allow the phase-in of the installation of separate meters

1. Modifications are made to the water service system servicing the premises which require the participation of the District in any way.
2. All or any portion of the premises is split by means of a Parcel Map, Subdivision Map or any other means. Sewer service lines to property so divided shall be located in appropriate easements up to the parcel line of the divided property. Any sewer main line

extensions required under Rule No. 9 to service the divided property shall be located in District-approved easements in favor of the District.

3. All or any portion of the premises is sold or otherwise conveyed, voluntarily or involuntarily, by contract of sale or otherwise, which results, in law or equity, in a divestiture of the record owner's legal or equitable interest in the subject premises.
4. A conversion required under this Rule may be subject to Water and Sewer Facilities Fees, and if applicable, dedication of water rights.

B. Conversion Not Required:

1. No conversion shall be required under this Rule for single family dwelling unit(s) (including but not limited to attached accessory dwelling, detached accessory dwellings, detached accessory structures, guest buildings, or duplexes) on single family residentially zoned property and receiving water service from the District via a joint water meter prior to 1998. This exemption does not apply to any joint metered property that is or was split, or further split, by Parcel Map, Subdivision Map or any other means subsequent to February 12, 1998. Further, while joint-metered property otherwise subject to this exemption may be sold or otherwise conveyed pursuant to I A.3 above, new legal owner(s) will be required to bring the property into compliance with the one water meter for each separate dwelling unit(s) or occupied premises requirement of this Rule.
2. Proof of eligibility for exemption from conversion must be provided by the property owner to the District by way of a copy of a pre-1998 County permit, a pre-1998 aerial photo indicating the joint metered property, a pre-1998 water bill indicating multiple service to the joint metered property, or proof that ownership of property stays within the second-degree of consanguinity of current District Customer, and recorded legal property owner prior to 1998, or other proof acceptable to the District.

C. Bills For Water And Sewer:

The responsibility for payment of charges for water and/or sewer service furnished to premises using a joint meter for several residential and/or non-residential uses is the responsibility of the owner of the real property. Where there is an existing joint meter serving residential or non-residential customers and the improvements are located on separate legal parcels

owned by different persons, all owners of the parcels are jointly and severally liable for the full charges despite the fact that the bill is sent to only one of the owners. A Multi-Unit Charge will be charged per unit as set forth in Rule No. 20 I.C.1 and Rule No. 21 III B.2 Services Rules, Rates, Fees and Charges. Individual billings shall not be supplied to additional residents, tenants or occupants of joint metered residential property since the resident of the main structure/property owner is fully responsible for payment of such bills.

II. FUTURE SERVICES

For any improvement constructed in the District after the initial adoption of this Rule, each separate dwelling unit or occupied premises (residential or non-residential) receiving water service under any service classification shall have its water usage metered by the use of one water meter for each such separate dwelling unit or occupied premises. Thus, each unit in a shopping center shall have its own meter, each unit in a duplex shall have its own meter, each unit in a mobile home park shall have its own meter, each unit in a three-unit commercial building shall have its own meter, etc. Multi-family/Multi-unit complex, such as apartment complex shall be the only exemption to having separate metered services and will be eligible for master metered service.

III. RESALE OF WATER

Except by special agreement with the District, no Customer shall resell any of the water received from the District, nor shall such water be delivered to premises other than those specified in such Customer's application for service.