



## **Water & Sewer Department**

**CITY OF FREEPORT**

**314 W STEPHENSON STREET, SUITE 010, FREEPORT, ILLINOIS 61032**

Telephone: 815.233.0111

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Landlords and Tenants of the City of Freeport:

There are some situations in which one service line feeds multiple meters in a multi-unit dwelling in which one tenant does not pay their bill, in which turn-off due to non-payment has to take place. In this instance, to just turn-off water at the service line impacts the customer(s) who pay their bill is not a good business practice.

To minimize this potential situation, the Water & Sewer Department needs access to the particular meter to singularly turn-off water due to non-payment, while leaving the paying customers with having their service.

In discussion with the City Attorney, sample boilerplate language has been generated as a suggestion to incorporate into a leasing document. The sample language is as follows:

Municipal Utility Services. Tenant shall timely pay all charges related to Tenant's use of municipal utility services, including, but not limited to applicable connection and service fees, and shall have the sole responsibility for maintaining said services. Failure to make payment for said services when due shall constitute a default under the terms of this Lease. Tenant agrees that Landlord shall be entitled to receive copies of notice of any default in payment for municipal utility services directed to Tenant, including, but not limited to, late notices, shut off notices, and copies of all bills related to same. By signing this lease, Tenant specifically authorizes said release, in the same form as provided to Tenant, and intends that the City of Freeport, and its agents and employees, may rely upon the language contained in this paragraph as consent to release said information to Landlord directly. Tenant shall allow employees of the City of Freeport to enter onto the leased premises to maintain, repair, connect or disconnect municipal utility services as required. If Tenant fails to provide access to the leased premises for said purposes, Landlord shall have the right to enter onto the leased premises for purposes of providing such access upon reasonable notice, which shall in no event be required to be more than twenty-four (24) hours prior to the planned entry.

Tom Kopanski  
Director of Utility Operations  
[utilitydirector@cityoffreeport.org](mailto:utilitydirector@cityoffreeport.org)