



WATER SUBMETER ADDENDUM (C.A.R. Form WSM, 6/17)

The following terms and conditions are hereby incorporated in and made a part of the: Residential Lease or Month-to-Month Rental Agreement, ("Agreement"), dated \_\_\_\_\_, on property known as \_\_\_\_\_

in which \_\_\_\_\_ is referred to as ("Tenant") and \_\_\_\_\_ is referred to as ("Landlord").

- 1. The Tenant will be billed for water service separately from the Rent.
2. An estimate of the monthly bill for water service for Premises is \$ \_\_\_\_\_. This estimate is based on:
A. The average or median bill for water service for comparative dwelling units at the Property over any three of the past six months.
OR B. The amount of the bill based upon average indoor water use of a family of four of approximately 200 gallons per day, and including all other monthly charges that will be accessed.
3. Landlord will send Tenant a bill for water services on or before the \_\_\_\_\_ (date) of each month, ( Other \_\_\_\_\_).
4. If Tenant has questions about the water service billing, these questions should be directed to Landlord, Property Manager, billing agent at the mailing address, email address or number specified in the Agreement between the hours of \_\_\_\_\_ to \_\_\_\_\_ on the following days \_\_\_\_\_ (if the phone number in the agreement is not local or toll-free then, at the following number \_\_\_\_\_).
5. The monthly bill for water service may only include the following charges:
A. Payment due for the amount of usage as measured by the submeter and charged at allowable rates in accordance with subdivision (a) of Civil Code Section 1954.205.
B. Payment of a portion of the fixed fee charged by the water purveyors for water service.
C. A fee for the Landlord's or billing agent's costs in accordance with paragraph (3) of subdivision (a) of Civil Code Section 1954.205.
D. Any late fee, with the amounts and times assessed, in compliance with Civil Code Section 1954.213.
6. The Tenant shall notify the Landlord or Property Manager at the mailing address, email address or toll-free telephone or local telephone number specified of any leaks, drips, water fixtures that do not shut off properly, including, but not limited to, a toilet, or other problems with the water system, including, but not limited to, problems with water-saving devices.
7. Landlord shall provide any of the following information if asked by the tenant:
(i) The location of the submeter; (ii) The calculations used to determine a monthly bill; (iii) The date the submeter was last certified for use; (iv) and the date the submeter is next scheduled for certification, if known.
8. If the tenant believes that the submeter reading is inaccurate or the submeter is malfunctioning, the Tenant shall first notify the Landlord in writing and request an investigation.

County Sealer: Mailing address \_\_\_\_\_ Phone number \_\_\_\_\_ Email address \_\_\_\_\_

Contact information for many County Sealers can be found at the following URL: https://www.cdfa.ca.gov/exec/county/documents/countycommissionersealercontactinfo.pdf. If not, you may call, visit, or go to the website of, the County Government office where the Property is located.

This Addendum only provides a general overview of the laws regarding submeters. The laws themselves can be found at Chapter 2.5 (commencing with Section 1954.201) of Title 5 of Part 4 of Division 3 of the Civil Code available online or at most libraries.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date \_\_\_\_\_ Date \_\_\_\_\_
Tenant \_\_\_\_\_ Landlord \_\_\_\_\_
Tenant \_\_\_\_\_ Landlord \_\_\_\_\_

©2017, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the California Association of REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

