

ORDINANCE NO. 16-5

AN ORDINANCE OF THE CITY OF NEWCASTLE, TEXAS REGARDING THE REQUIREMENTS FOR PROPERTY OWNERS OF RENTAL PROPERTIES WITHIN THE CITY OF NEWCASTLE, TEXAS IN REGARD TO THE USE OF UTILITY SERVICES PROVIDED BY THE CITY OF NEWCASTLE, TEXAS FOR THE USE OF RESIDENTS/ TENANTS.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWCASTLE, TEXAS:

SECTION 1. DEFINITIONS

The following words and or phrases, when used in this article, shall have the meaning ascribed to them by this section:

CITY shall mean the City of Newcastle, Texas.

PROPERTY OWNER shall mean the person, persons, firm or organization who makes all legal decisions regarding the property, whose name the property resides in.

RESIDENT shall mean the person or persons who are residing at said property and utilizing property as their primary living quarters.

TENANT shall mean anyone who has been given the consent to reside at a property which they do not have legal ownership of, which they may or may not be required to make rental payments to the property owner.

SECTION 2. WATER METER DEPOSIT

- a. It shall hereafter be required that prior to any water meter being unlocked and turned on for usage, a water meter deposit is required to be paid to the Newcastle City Hall in the amount of \$170.00.
- b. All deposits must be paid directly to the City Secretary at the Newcastle City Hall during regular business hours of Monday- Friday, 9am-4pm, except for City Holidays.
- c. All water meter deposits are required to be in the name of the legal property owner.

SECTION 3. REQUIREMENTS OF PROPERTY OWNERS

- a. It shall hereafter be required for ALL accounts to be listed in the property owners' name.
- b. All billing, paperwork, documentation will be sent to the property owner. It will be the responsibility of any property owner, which has tenants to relay any pertinent City information to their tenants.
- c. All Service Agreements made with the City Must be signed by the property owner.

- d. The property owner shall hereafter be responsible for the payment of any bill due to the City, regardless of who the resident or tenant of said property may be.

SECTION 3. EXEMPTIONS AND EXCEPTIONS

- a. ANY property owner who has tenants residing in their properties prior to May 10, 2016, are hereby exempt from being obligated to make any changes to their property accounts at this time.
- b. If at any time, any of the current tenants should no longer reside in said rental properties, it shall be the responsibility of the property owner to make contact with the City Secretary at the Newcastle City Hall during regular business hours. At which time, the requirements will be enforced from Sections 2 and 3 of this article.
- c. If a property owner already has a deposit amount on file for their property, but is for a lesser amount than the \$170.00, they shall not be required to make up the difference of that deposit amount UNLESS, the City has to disconnect services due to non-payment.

PASSED AND APPROVED ON THIS THE 9TH DAY OF MAY, 2016.

Gina Mayor, Mayor

ATTEST:

Cory Spurlin, City Secretary