

Notice to All Landlords & Tenants

Sec. 42-24. - Landlord liability.

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(a)

Owners of premises served by utility service shall be liable for payment of the costs of any utility service account delinquency arising from service provided to such premises, regardless of whether the utility service was furnished upon the application and request of the owner or lessee of the premises. This provision shall also apply when the premises are leased by or through an agent or other representative of the owner.

(b)

In the event that a delinquency arises involving leased premises, in addition to the tenant, the owner or owner's agent shall be notified in writing of the delinquency of the lessee by first class regular mail within ten days after the billing to the lessee becomes delinquent. Notice shall be sufficient if mailed to the last known address of the owner or owner's agent known to city personnel responsible for said mailing, after reasonable inquiry.

(c)

If utility service is furnished to a leased premises on the application or request of the lessor of the premises, then all billings for utilities furnished to such leased premises shall be made directly to the lessor and the lessor shall be fully liable for the cost of service furnished.

(d)

The city may collect the amount of the unpaid bill for utility services by any lawful means; provided, however, that in no event may the city place a lien as provided in K.S.A. 12-808c(b) on real estate of the lessor.

(Ord. No. 693, §§ 4, 5, 11-4-1996; Ord. No. 836, § 2, 11-21-2013)

State Law reference— Lien for utility services, K.S.A. 12-808c.