

## ORDINANCE NO. 857-2026

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**AN ORDINANCE OF THE CITY OF HILSHIRE VILLAGE, TEXAS, ESTABLISHING BILLING PROCEDURES FOR WATER, SEWER, GARBAGE, AND MAINTENANCE SERVICES; PROVIDING FOR NON-PRORATION OF FLAT-RATE CHARGES; ESTABLISHING UTILITY BILLING DURING NEW HOME CONSTRUCTION; PROVIDING FOR REPEAL, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Hilshire Village provides water, sewer, garbage, and maintenance services to properties within the City; and

**WHEREAS**, the City Council desires to establish consistent and transparent utility billing procedures, including circumstances involving new residential construction;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HILSHIRE VILLAGE, TEXAS:**

**Section 1. Purpose.**

The purpose of this ordinance is to establish uniform utility billing practices, including non-proration of flat-rate charges and specific billing provisions applicable during new home construction.

**Section 2. Billing of Water Usage.**

Water service shall be billed based on actual metered usage as recorded between official meter readings. Charges shall reflect the period of time from the date a utility account is activated or terminated based on the customer's requested move-in or move-out date.

**Section 3. Flat-Rate Charges — No Proration.**

Flat-rate charges set by ordinance or fee schedule, including sewer, garbage, and maintenance fees, shall be billed at the full two-month rate for each billing cycle. No proration or partial billing of flat-rate charges shall occur, regardless of the number of days the utility account was active within the billing cycle, except as provided in Section 4 of this ordinance.

**Section 4. Utility Billing During New Home Construction.**

During the active construction period of a new single-family residential home, and prior to issuance of a certificate of occupancy or other official authorization for occupancy:

1. Utility accounts shall be billed for:
  - o Water usage, based on metered consumption; and
  - o The flat-rate maintenance fee.

2. Flat-rate charges for sewer and garbage services shall be suspended during the construction period and shall not be billed until the property is deemed occupied.
3. This section applies only to new home construction and shall not apply to renovations, remodels, additions, or other minor construction projects at existing structures.

**Section 5. Repeal.**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

**Section 6. Severability.**

If any section, subsection, or provision of this ordinance is held invalid, such invalidity shall not affect the remaining portions, which shall remain in full force and effect.

**Section 7. Effective Date.**

This ordinance shall take effect immediately upon adoption.

**PASSED, APPROVED, AND ADOPTED this 20<sup>th</sup> day of January, 2026.**

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Robert F. Buesinger, Mayor

ATTEST:

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Cassie Stephens, City Secretary