AN ORDINANCE AMENDING LEBANON MUNICIPAL CODE CHAPTER 13.04 INCORPORATING SINGLE METER PROPERTIES	**)** **)** **)** **)**	**ORDINANCE NO. 2026-09** **ORDINANCE BILL 3051**

WHEREAS, the City of Lebanon provides water, wastewater, and storm drainage services to residential properties throughout the City; and,

WHEREAS, residential development increasingly includes accessory dwelling units (ADUs), duplexes, and multifamily dwellings that may utilize shared utility meters, connections, or infrastructure; and,

WHEREAS, shared utility connections may prevent the City from independently identifying and measuring utility consumption attributable to individual dwelling units, creating potential inequities when utility accounts are maintained in the name of an individual tenant; and,

WHEREAS, the City Council finds that individual tenants should not be held directly responsible to the City for utility charges that may be attributable to other dwelling units served through a shared connection; and,

WHEREAS, requiring utility accounts associated with shared connections to remain in the property owner's name establishes a consistent party responsible for payment, promotes equitable billing practices, and reduces disputes associated with shared utility consumption and tenant turnover; and,

WHEREAS, the City Council recognizes that property owners may establish lawful arrangements for the allocation or reimbursement of utility expenses, provided such arrangements comply with Oregon Revised Statutes §90.315 and other applicable state laws; and,

WHEREAS, the City Council desires to amend the Lebanon Municipal Code to clarify utility account ownership requirements for residential properties served through shared utility connections while preserving the ability of separately served dwelling units to maintain individual utility accounts.

NOW, THEREFORE, THE CITY OF LEBANON ORDAINS AS FOLLOWS:

Section 1. Lebanon Municipal Code (LMC) §13.04.020 is amended to include:

Shared service connection means two or more residential dwelling units, including accessory dwelling units, duplexes, or other multifamily residential developments served through a shared City water or wastewater service connection.

Section 2. LMC §13.04.220 – Service connections is amended to include:

When a property has a shared service connection, the associated utility account shall be established and maintained in the name of the property owner. Residential dwelling units served by separate, independently metered water connections and separate wastewater service connections may maintain individual utility accounts in the name of the tenant or occupant, subject to other applicable provisions of this code.

Section 3. LMC §13.04.141 – Bills-Properties with shared service connections is hereby added:

Consistent with sections 13.04.020 and 13.04.220, the property owner is responsible for all bills, charges, fees, deposits, or damage to City property in connection with water or wastewater service furnished to the property, regardless of occupancy, tenancy, or any private agreement between the property owner and tenants. Nothing in this section shall prohibit a property owner from allocating or recovering utility charges from tenants in accordance with applicable state law.

Section 4. Sections preceding shall take effect thirty days after enactment by the Lebanon City Council.

Passed by the City of Lebanon City Council and executed by the Mayor on this 4th day of November, 2026 by a vote of _____ yeas and ____ nays.

CITY OF LEBANON, OREGON

Kenneth Jackola, Mayor ☐
Michelle Steinhebel, Council President ☐

ATTEST:

Julie Fisher, MMC, City Recorder