



Rental Property Questions & Answers

Q: Moving in to a rental property? Has the Property Owner/Management Company (landlord) requested/required that you put the water, sewer and trash in your name?

A: In order to transfer services into the renter's name at a rental property the renter will need to complete and return a **Renter's Addendum** form. The property Owner/Management Company (landlord) will also need to complete a form called a **Billing Directive**. Once our office has received the required forms, we will then add the renter's name to the account. A deposit is not required with the City of Meridian, however there is a \$20.00 charge for the transfer of services and will be assessed to the first month's statement. The referenced forms can be scanned and emailed to rental@meridiacity.org

Q: How often do new forms need to be completed?

A: The Billing directive and the renter addendums are specific to each renter/tenant. New forms are required for each new renter in order to update the account. The referenced forms can be scanned and emailed to rental@meridiacity.org

Q: Why does the City of Meridian hold the property owner liable to tenant's utility bills?

A: We have actually researched other processes such as always putting the account in the name of the tenant versus leaving it in the name of the property owner. In the final analysis leaving the account in the name of the property owner is the most cost effective. The cost effectiveness is not because the City does not have the funding or due to the financial interest of the City but in regard to all utility customers. It is difficult for the City to collect past due or non-paid accounts from renters. Once the person leaves the City we have no mechanism to track them. For example if a renter leaves one Idaho city they are likely to move to another so Idaho Power has a more effective collection method since they provide service throughout the state.

Q: As a landlord; am I required to put the account in the renter/tenant's name?

A: No, this "third party billing" is an option and is NOT a requirement of the City of Meridian. You as the property owner decide who will be allowed to receive the billings each month. Some landlords retain the account in their name and pay the utilities themselves.

Q: As a tenant; are my bills kept private?

A: As a tenant listed on the account, you will receive the normal monthly bills. Should the account fall into arrears and a delinquent notice is generated, said notice is sent to you as the tenant and the landlord in order to keep them apprised of what is happening at their property.