

WATER SERVICE FOR MULTI-UNIT RESIDENTIAL STRUCTURES

Background on California Senate Bill 7

On September 26, 2016, Governor Jerry Brown signed Senate Bill 7. Generally, this law requires new multi-unit residential structure or new mixed-use residential and commercial structures that submit a water service application after January 1, 2018, to include meters or sub-meters for every unit, so that tenants can be billed for their water usage accordingly.

Purpose and Benefit of Individual Water Meters

Water is a precious resource and the Los Angeles Department of Water and Power (LADWP) has taken a leadership role to protect and foster the sustainability of the City's limited water resources. Responsible development in the City of Los Angeles will contribute to a sustainable environment and future. Past studies have shown that an effective way to encourage individuals to conserve water is if they receive a bill for their actual water use. By metering each dwelling unit, the power of conservation is placed in the hands of tenants who will make better decisions on their water use.

Many multi-unit complexes have one master water meter from which service is received. Water usage for these complexes is mostly bundled into the monthly rent and tenants never see their usage or associated cost. By installing sub-meters in new multi-unit residences, tenants can track and make adjustments to their water use with the goal of saving water and minimizing their monthly water bill.

Los Angeles Municipal Code Requirements

Effective June 6, 2016, Los Angeles Municipal Code Section 99.04.303.3 requires the installation of separate meters or sub-meters within each individual dwelling unit and within common areas (such as recreation and laundry rooms) for multi-family dwellings not exceeding three stories and containing 50 units or less.

LADWP Requirements for Installation of Water Service for Multi-unit Residential Structures

LADWP will approve water service only if customers are in good billing payment standing. Additionally and as a result of SB7, LADWP updated its process for approving water service application requests for new multi-unit residential structures for new construction starting January 1, 2018.

Location of Water Service and Meter: Requests for water service will need to be submitted with building plans and/or verification from City of Los Angeles Department of Building and Safety that the development will comply with Los Angeles Municipal Code Section 99.04.303.3 and SB 7 requirements. Location requirements for the water service and meter are as follows:

- Located within private property, not enclosed, and accessible to LADWP at all times
- Adjacent to property line nearest to water main serving the property
- Not located in driveways
- Cannot be inside of any buildings

Quantity of Meters: LADWP may provide up to a maximum of five (5) meters, as allowable by space within private property and as required by law. Developments requiring more than five meters will require a master meter from LADWP, and will require sub-metering by the property owner for each dwelling unit. Cost information can be found on the Schedule of Charges at www.ladwp.com.

Space Requirement: To expedite the request for water service, developers are encouraged to consult with LADWP to establish space requirement and location of water service meter(s). As a point of reference, space required for five 1-inch meters is approximately 15-feet long by 5-feet wide and adjacent to property line nearest to the water main that will provide service to the property.

Access Requirement: LADWP will require from the property owner access for the construction, operation and maintenance of the water service, meter, and appurtenant facilities. The property owner must execute a Service Access Agreement with LADWP.

Other Requirements: LADWP is not responsible for the restoration of any decorative paving or for maintenance of private property where water service is installed. LADWP will use asphalt or concrete for repaving after installation and maintenance of water service, meter, and appurtenant facilities.

LADWP employees will have access to the property at all times to perform repair and maintenance of meters and other appurtenance.

Questions or Comments: For questions or comments, please contact LADWP Water New Business Arrangements Group at 213-367-1178. SB7 Bill: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201520160SB7