

Willingboro Municipal Utilities Authority

433 JOHN F. KENNEDY WAY
WILLINGBORO, NEW JERSEY 08046-2119

Telephone (609) 877-2900
Fax (609) 835-4645

EXECUTIVE DIRECTOR
Andrew Weber

This Authority has been advised that a tenant has moved into your property.

It has come to our attention that some landlords may not be familiar with New Jersey Statutes concerning unpaid water and sewer bills. The owner of the property is solely responsible for payment of water and sewer bills. The lease agreement between the landlord and tenant may specify that the tenant will pay all utilities and we will accept payment from tenants. However, the legal responsibility remains with the owner. Tax liens are placed on properties where the water and sewer bills are delinquent.

The appropriate portion of New Jersey Statute 40:14B-42 is as follows:

“In the event that a service charge of any municipal authority with regard to any parcel of real property owned by any person other than the State or an agency or subdivision thereof shall not be paid as and when due, the unpaid balance thereof and all interest accruing thereon shall be a lien on such parcel. Such lien shall be superior and paramount to the interest in such parcel of any owner, lessee, tenant, mortgagee or other person except the lien of municipal taxes and shall be on a parity with and demand equal to the lien on such parcel of the municipality where such parcel is situate for taxes thereon due in the same years and not paid when due.”

Please complete and return the information on the reverse side of this letter.

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AUTHORIZATION TO BILL TENANT/OWNER

DATE: _____ SERVICE ADDRESS: _____

PLEASE PRINT

OWNER: NAME: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

NEW TENANT: NAME: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

1. AS OF _____ I WANT THE WATER/SEWER BILLS TO BE SENT TO MY TENANT

2. AS OF _____ I WANT THE WATER/SEWER BILLS TO BE SENT TO OWNER

(Please choose one of the above)

YOU MAY REQUEST A FINAL METER READING AND TRANSFER CERTIFICATE AS TO LIABILITY FOR WATER AND SEWER CHARGES

ACKNOWLEDGEMENT

I understand that I will continue to receive an "Advice Copy" of Water/Sewer bills, Reminders and Shut Off Notices even though I have requested that the tenant be listed on record.

I further understand that if the tenant should leave unpaid water/sewer charges, I am responsible for those charges in accordance with NJSA 40:14B

(Owner)

The minimum charge is in advance for the quarter and the excess charge (if any) is from the previous quarter.

Account Number _____