

**Broken Bow Municipal Utilities
Landlord Deposit Policy**

Per the City of Broken Bow Ordinance 975, a security deposit of the appropriate amount will be required before a utility account can be opened.

Landlords have three deposit options available for their rental properties:

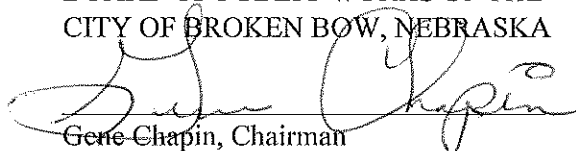
1. The landlord will be treated like a regular owner of the property. The landlord will pay a \$100.00 service deposit. The account will remain in the landlord's name at all times and it is the responsibility of the landlord to pay the utility bill. After a two year period of paying the bill by the due date the deposit is eligible for refunding.
2. The landlord will pay a \$200.00 service deposit for each rental property and the renter will also be required to pay the appropriate \$200.00 deposit and the account will be placed in the renter's name. The renter will be responsible for payment of the bill and Broken Bow Municipal Utilities will notify the landlord any time the renter is delinquent in paying the utility bill. Any unpaid balances will be applied to the renter's deposit first. The landlord will be requested to pay any balance remaining after the renter's deposit is applied. The landlord's deposit will be held for the life of the account.
3. Landlords with a good payment history* with Broken Bow Municipal Utilities may sign a Landlord Rental Agreement in place of paying the \$200.00 landlord deposit. Services will be placed in the renter's name. Broken Bow Municipal Utilities will notify the landlord any time the renter is delinquent in paying the utility bill. Any unpaid balances will be applied to the renter's deposit first. The landlord will be requested to pay any remaining balance after the renter's deposit is applied. If service is disconnected while the account is in the landlord's name the Landlord Rental Agreement with the Broken Bow Municipal Utilities will become null and void. The landlord will then be required to pay the \$200.00 service deposit and that deposit will be held for the life of that account (as in option 2). Service will not be restored until the bill, service charges, and service deposits are paid in full. If service is disconnected more than once while in the landlord's name, additional service deposits may be required until max deposit is reached per the City of Broken Bow Ordinance 975.

All landlords that operate rentals within the Broken Bow Municipal Utilities service area shall be ultimately responsible for the payment of any outstanding balances following the application of all renter deposits.

*For purposes of this policy "good payment history" means that BBMU has received payment for bills by the due date for a consecutive two years and with no penalties being assessed.

Passed and approved this 28th day of March, 2016.

BOARD OF PUBLIC WORKS OF THE
CITY OF BROKEN BOW, NEBRASKA


Gene Chapin, Chairman