

Information On Utility Charges

If the landlord charges separately for gas, water, or electricity, then the landlord is required to:

1. Have a separate meter for each rental space / user.
2. Provide a bill for each billing period and include
 - a. the cost of each separate utility charge.
 - b. the opening and closing meter readings.
 - c. the dates the meters were read.
3. The bill must also show the calculation of the calculation of the total utility charge.
4. If the landlord chares separately for utilities, they shall not charge more than the prevailing basic service single family residential rate charged by the serving utility or provider.

The landlord may charge separately for the removal of waste, garbage, rubbish, refuse, and trash and sewer services. Any charges for these services may not be greater than the prevailing single family residential charge, fee or rate for the same services charged by the local service provider.

Single family residence means a structure maintained and used as a single dwelling unit. Even if that dwelling unit shares one or more walls with another dwelling unit, it is a single family residence if it has direct access to a street or thoroughfare and shares neither heating facilities, hot water equipment nor any other essential facility or service with any other dwelling unit.

See the Arizona Mobile Home Landlord and Tenant Act 33-1413.01. [Utility charges; waste, garbage and rubbish removal charges](#)

