



**WATER/SEWER BILLING RIDER TO
STANDARD FORM RESIDENTIAL LEASE**

Revised 10/9/2025

Water and Sewer usage is being separately submetered to the Premises. **Landlord shall bill Tenant** (check applicable box) ☐ **monthly** ☐ **quarterly for water and sewer usage as shown on the submeter.** Tenant shall pay any water and sewer charges attributable to the Premises within 15 days if billed monthly and within thirty (30) days if billed quarterly bill after the Landlord mails the bill to Tenant, except that the final bill for water and sewer charges at the end of the tenancy shall be due immediately. The charges for such water and sewer services shall be considered “Rent” for purposes of this Lease, and a failure to pay such charges when due shall be a material breach of the Lease. Tenant may have access to any water submeters affecting the Premises to ensure such submeters are functioning properly. Upon receipt of a bill for water usage, Tenant may request that a person or entity with expertise in the installation and operation of water submeters and with no financial or other relationship with Landlord, test the submeter(s) for the Premises to determine whether it is accurately measuring the water being used in the Premises. If the submeter is found to be measuring more water than is being used in the Premises, Landlord shall install a new submeter at its own expense and shall also pay for the cost of the test. Landlord shall calculate the amount that Tenant was overcharged for the prior billing period and reduce the bill by that amount or give Tenant a rebate in that amount. If the submeter is accurately measuring the water used in the Premises, Tenant shall pay for the cost of the test.

A copy of the completed Submetering of Water and Sewer Certification Form, as filed with the Board of Health/Health Department or other municipal agency or department charged with enforcement of the State Sanitary Code, is attached to this Lease and made a part hereof.

The Submeter Reading as of the Commencement Date is _____.

See M.G.L. c. 186, Section 22 and 105 C.M.R. 410.130 for further requirements.

LANDLORD:

By: _____

Print Name: _____

Title: _____

TENANT:

Print Name: _____

WATER/SEWER RIDER
INFORMATION FOR LANDLORDS

[REMOVE FROM RIDER FOR LEASE EXECUTION]

NOTE: Massachusetts law (M.G.L.c. 186, Section 22 and 105 C.M.R. 410.130) prohibits charging tenants for water and sewer usage unless specific requirements are met. Please consult with legal counsel. The requirements include:

- A licensed plumber must install submetering equipment meeting standards of accuracy and testing of the American Water Works Association, or similarly accredited association, to measure water provided exclusively to each dwelling unit and to the common areas.
- “Low flow” devices must be installed on all showerheads and faucets in the unit. Ultra low-flush toilets must be installed by a licensed plumber.
- The landlord must file a certificate with the board of health or other public body responsible for enforcing the sanitary code that the unit is in compliance with M.G.L.c. 186, Section 22. A form certification from the Massachusetts Department of Public Health can be found at: <https://www.mass.gov/info-details/massachusetts-law-about-submetering-water-for-tenants#submetering-of-water-form>
- A copy of the filed certificate must be provided to Tenant with the Lease.
- Charging a tenant for water and sewer costs must commence at the beginning of a new tenancy (either at initial occupancy or after a prior tenant vacates the unit voluntarily or is evicted for cause).
- Bills for water/sewer charges may not include any administrative or service fees, interest for late payment, penalty fees or other discretionary charges or assessments, and must include: the current and immediately preceding submeter readings with dates, the amount of water consumed, the charge per unit of water and the total charge and payment due date.
- The landlord must provide to the tenant the reading on the submeter on the first day and last day of the tenancy.
- Landlord may not shut off water service to a unit.