

ORDINANCE NO. O-2026-0024

AN ORDINANCE BY THE OREM CITY COUNCIL, AMENDING SECTION 21-1-3 OF THE OREM CITY CODE REGARDING WATER CONNECTION REQUIREMENTS

WHEREAS, the City of Orem regulates connections to the City's water distribution system; and

WHEREAS, in all cases but one, the City requires Owners of property to be the account owner for City utilities; and

WHEREAS, Orem City Code 21-1-3(4)(a)(1) is the exception to the above requirement and the City Council desires consistency across all utility accounts; and

WHEREAS, the City Council believes the proposed amendment is in the best interest of the City because it facilitates the City's administration of its water utilities; and

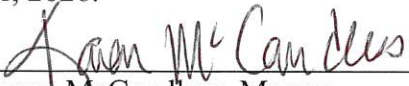
WHEREAS, the agenda of the City Council meeting at which this ordinance was discussed and voted upon was posted on Utah State noticing webpage, the Orem City webpage, and at the City offices at 56 North State Street; and

WHEREAS, the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety, and general welfare of the city.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds the request to amend Section 21-1-3 of the Orem City Code to read as proposed is in the best interests of the City by conforming with state law and clarifying the City's administration of its rental dwelling license ordinance.
2. The City Council hereby amends Section 21-1-3 of the Orem City Code as shown in redlines in Exhibit "A" which is attached hereto and incorporated herein by reference.
3. This ordinance shall take effect immediately upon passage and after a summary of this ordinance has been published or posted as required by law.
4. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
5. All other ordinances or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 22nd day of September, 2026.


Karen McCandless, Mayor

ATTEST:


Teresa McKitrick, City Recorder



COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Karen McCandless	☒	☐	☐
Jeff Lambson	☒	☐	☐
Jenn Gale	☒	☐	☐
Quinn Mecham	☒	☐	☐
LaNae Millett	☒	☐	☐
Chris Killpack	☒	☐	☐
Crystal Muhlestein	☒	☐	☐

EXHIBIT "A"

AMENDMENT TO OREM CITY CODE § 21-1-3

21-1-3. Connection required.

- A. **When connection required.** The owner(s) of all houses, buildings or properties used for human occupancy, employment or recreation which abut any street, alley or other right-of-way in which there is now located or may in the future be located a main line of the City water system, is hereby required, at the owner's expense, to connect onto the City water system, provided the main line is reasonably available and is within three hundred feet (300') of the property line.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-06-0013, Amended July 11, 2006)

- B. **Meters.** Water meters shall be installed as follows:

1. **Residential buildings with four or fewer living units or buildings with no stacked units.** Residential buildings with four or fewer living units or buildings with no stacked units shall be metered in one of the following ways, at the discretion of the City. In making the determination as to the appropriate type and location of water meter(s) for a specific property, the City shall consider the layout of the property, the accessibility of the meter(s), the lateral length, and the ease of servicing or replacing the meter(s):

- a. **Separate meters.** Each living unit in the building is served by a separate water meter. The water meters shall be located in front of the building.

1. **Water bill.** The bill for the water service shall be in the name of the owner.

2. **Landscaping meter.** Water for common landscaping and other uses benefiting more than one living unit shall be metered separately from the individual living units and shall be in the name of a homeowner's association or other group or organization responsible for paying bills for the residential development.

- b. **Common meter.** All living units in the building are served by a common water meter.

1. **Water bill.** The bill for the water service shall be in the building owner's name (in the case of a [multiple family residence](#), such as an apartment) or in the name of a unit owner's association (in the case of a [single family residence](#), such as a condominium.) The building owner or unit owner's association shall pay the full fee for water service, regardless of the occupancy of the building.
 2. **Landscaping meter not required.** Landscaping and other uses may be included on the common meter.
 3. **Restrictions on use of common meter.** A common meter may be used only if all occupants of the building strictly comply with all backflow and cross-connection requirements. If the City determines that there are problems caused by a common water meter that potentially jeopardizes the safety of the City water system, the City may require that some or all of the living units in the building be metered separately.
 4. **One building only.** A common water meter shall serve only one building. Additional buildings shall be metered separately.
 5. **Individual meters for buildings served by a common meter.** Individual living units in the building served by a common meter may still be metered separately, provided that (1) the individual meters are owned and maintained by the building owner or unit owner's association, (2) the individual meters are located inside the building, and (3) the building owner or unit owner's association pays the water bill based on the reading from the common meter (although the building owner or unit owner's association may use the individual meters for internal billing purposes.)
2. **Residential buildings with five or more living units or buildings containing any stacked units.** Residential buildings with five or more living units or buildings containing any stacked units shall be served by a common water meter, according to the following terms:
 1. **Water bill.** The bill for the water service shall be in the building owner's name (in the case of a multiple family residence, such as an apartment) or in the name of a unit owner's association (in the case of a single-family residence, such as a condominium.) The

building owner or unit owner's association shall pay the full fee for water service, regardless of the occupancy of the building.

2. **Landscaping meter not required.** Landscaping and other uses may be included on the common meter.
 3. **Restrictions on use of common meter.** A common meter may be used only if all occupants of the building strictly comply with all backflow and cross-connection requirements. If the City determines that there are problems caused by a common water meter that potentially jeopardizes the safety of the City water system, the City may require that some or all of the units in the building be metered separately.
 4. **One building only.** A common water meter shall serve only one building. Additional buildings shall be metered separately.
 5. **Individual meters for buildings served by a common meter.** Individual living units in the building served by a common meter may still be metered separately, provided that (1) the individual meters are owned and maintained by the building owner or unit owner's association, (2) the individual meters are located inside the building, and (3) the building owner or unit owner's association pays the water bill based on the reading from the common meter (although the building owner or unit owner's association may use the individual meters for internal billing purposes.)
3. **Accessory apartments.** Accessory apartments shall be metered in one of the following ways:
- a. **Common meter.** The accessory apartment and the main dwelling are served by a common water meter. The bill for the water service shall be in the name of the owner of the main dwelling.
 - b. **Separate meters.** The accessory apartment and the main dwelling are metered separately. The bill for each water service shall be in the name of the owner of the main dwelling.
4. **Non-residential buildings.** Non-residential buildings shall be metered in one of the following ways, at the discretion of the City. In making the determination as to the appropriate type and location of water meter(s) for a specific property, the City shall consider the layout of the property, the

accessibility of the meter(s), the lateral length, and the ease of servicing or replacing the meter(s):

a. **Separate meters.** Each unit in the building is metered separately.

1. **Water bill.** The bill for the water service shall be in the unit owner's ~~or occupant's~~ name.
2. **Landscaping meter.** Water for common landscaping and other uses benefiting more than one unit owner or occupant shall be metered separately from the individual units and shall be in the name of a unit owner's association or in the name of the owner or developer of the project.

b. **Multiple meters.** Each building is served by multiple meters (more than one meter per building, but less than one meter per unit).

1. **Water bill.** The bill for the water service shall be in the name of a unit owner's association or in the name of the owner or developer of the commercial project.
2. **Landscaping meter.** Water for common landscaping and other uses benefiting more than one unit owner or occupant shall be metered separately and shall be in the name of a unit owner's association or in the name of the owner or developer of the project.
3. **Restrictions on use of multiple meters.** Multiple meters shall not be installed unless the City approves the number and type of meters used pursuant to a policy established by the City.
4. **Shut-off valves.** A shut-off valve shall be installed for each unit. The shut-off valves shall be installed in an accessible location approved by the City. If the owner or developer adds more units to the building, a shut-off valve shall be installed for each new unit.

c. **Common meter.** All units in the building are served by a common water meter.

1. **Water bill.** The bill for the water service shall be in the name of the owner of the building.
2. **Landscaping meter.** A separate landscaping meter shall be installed for each development. The bill for the landscaping

meter shall be in the name of a unit owner's association or in the name of the owner or developer of the non-residential project.

3. **Restrictions on use of common meter.** A common meter may be used only if all occupants of the building strictly comply with all backflow and cross-connection requirements. If the City determines that there are problems caused by a common water meter that potentially jeopardizes the safety of the City water system, the City may require that some or all of the units in the building be metered separately.
4. **Shut-off valves.** A shut-off valve shall be installed for each unit. The shut-off valves shall be installed in an accessible location approved by the City. If the owner or developer adds more units to the building, a shut-off valve shall be installed for each new unit.
5. **Additional meters.** This section sets forth minimum water meter requirements. Nothing herein shall be interpreted to prohibit a property owner from paying for and utilizing additional water meters, provided that the additional water connections and water meters comply with City policies and ordinances.
6. **PRDs and Mixed-use Developments.** Master meters shall be used for planned residential developments (PRDs), mixed-use developments, and other developments where access and maintenance could be impeded or obstructed as determined by the Water Section Manager.
 1. **Water bill.** The bill for the water service shall be in the name of a unit owner's association or other group or organization responsible for paying bills for the development.
 2. **Maintenance.** All preventative maintenance and repairs on water main lines, valves and fire hydrants on the owner's side of the meter, shall be the responsibility of the owner.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0004, Ren&Amd, 03/01/94, 21-1-2; Ord. No. O-98-0039, Amended, 09/08/98; Ord. No. O-06-0013, Amended July 11, 2006; Ord. No. 2019-0036, Amended 12/10/2019; Ord. No. O-2021-0011, Amended 5/25/2021)