



## **Policy 122: Tenant Residency**

Board Approved: July 26, 2023

*Clayton Monsen*

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Board President

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**Purpose:** To set guidelines for the property owner to establish responsibility for any and all electric bills incurred by the tenant.

**Provisions:**

- 1) A member who occupies or utilizes any personal property or real property belonging to another, other than the owner of the property for purposes of this Policy is referred to as “Tenant”.
- 2) When a property owner rents, leases or allows the use of any developed personal or improved real property belonging in part or in full to the owner and utility services are put in the tenant’s name, the property owner shall be held responsible for any unpaid electrical bills or damages to McKenzie Electric Cooperative, Inc. (MEC) property on the premises incurred or caused by the tenant or tenant’s invitees or family or assigns.
  - a) For purposes of this policy, developed personal or real property is meant to include, but not be limited to, buildings, water wells, dwellings, structures or facilities etc. owned by, erected by, or constructed by the owner of such real property.
  - b) This policy does not apply to lands leased or rented by the owner which are unimproved or undeveloped land where an unaffiliated third-party places improvements on the property, e.g. not a stock owner of, partnership owner of, member of an LLC, etc. which is the tenant of the property.
- 3) When electrical services or power is provided to a tenant, the tenant is deemed to have consented to MEC providing copies of tenant’s MEC billing, any account information or delinquent notices to property owner.