



TriCo Regional Sewer Utility

www.TriCo.eco Phone (317) 844-9200 Fax (317) 844-9203

OWNER'S RESPONSIBILITIES WITHIN TRICO REGIONAL SEWER UTILITY SERVICE AREA

Dear Property Owner,

This letter is to inform you of your responsibilities as a property owner with non-owner-occupied properties within the TriCo Regional Sewer Utility service area.

We would recommend that as an owner, you should notify TriCo of any move in and move outs of tenants so we can update the billing system. We will send the tenants a monthly statement as a courtesy. If you would also like to receive a copy of the renter's monthly sewer bill, please inform us in writing.

TriCo bills in arrears. If a renter moves out and does not pay the final bill, it becomes the owner's responsibility and subject to a lien against the real property if not paid after proper notification by TriCo as detailed below. We will not attempt to collect the balance due on tenant accounts beyond sending a final billing statement.

TriCo sends "OWNER NOTIFICATION" letters within 20 days of a tenant balance being 60 days past due as required by Indiana Code. The letter includes the total due amount on the account. If not paid, a lien for the balance may be filed and certified against the real property which will be included in a future tax bill sent by the County Treasurer. After TriCo receives payment from the County, the lien shall be released.

Indiana Code 36-9-3-32(c) states "A lien attaches against real property occupied by someone other than the owner only if the utility notifies the owner not later than 20 days after the time the utility fee becomes 60 days delinquent. A notice sent to the owner under this subsection must be sent by first class mail or by certified mail, return receipt requested (or an equivalent service permitted under IC 1-1-7-1) to:

The owner of the record of real property with a single owner; or

At least one (1) of the owners of the real property with multiple owners;

at the last address of the owner for the property as indicated in the records of the county auditor on the date of the notice of delinquency, or to another address specified by the owner, **in a written notice to the utility**, at which the owner requests to receive a notice of delinquency under this subsection. The cost of sending notice under this subsection is an administrative cost that may be billed to the owner."

Please contact our office via email customerservice@trico.eco or by phone 317-844-9200 if you have any questions. Office hours are Monday-Friday 7:30 AM- 4:00 PM.

Cindy Sheeks
Controller, TriCo Regional Sewer Utility