

EXHIBIT A
CITY OF FISHERS RESIDENTIAL UTILITY BILLING POLICY
Effective July 1, 2024

The City of Fishers adopts this Residential Utility Billing Policy for the billing of residential sanitary sewer, stormwater, and/or trash and recycling collection fees as follows:

Residential Utility Fees. For purposes of this Policy, Residential Utility Fees are defined as sanitary sewer, stormwater and trash fees or any combination thereof for:

- a. Single-Family Residences – A residential dwelling unit separated from any other dwelling unit by open space and designed for occupancy for one person or family.
- b. Multi-Family Residences – A building or related group of buildings not to exceed four (4) units located on the same lot, tract or parcel of real estate, with each dwelling unit being completely independent of the other.
- c. Townhouse – Any multi-story single family residential unit sharing one or more common walls with another similar residential unit.

Owner Occupied Accounts Only. Beginning July 1, 2024, the City will no longer allow new Residential Utility Fee accounts to be placed in the name of a non-owner for a non-owner occupied property. All new Residential Utility Fee accounts opened for non-owner occupied properties will be placed in the name of the property owner.

Between July 1, 2024, and December 31, 2024, the City will be transitioning existing non-owner occupied accounts into the property owner's name for each residential account. The City will no longer allow Homeowners' Associations (HOA) to hold accounts for individual residential properties' Residential Utility Fees, however HOAs may hold accounts for properties and amenities owned by the HOA. Each residential property will have a Residential Utility Fee account associated with it.

Beginning January 1, 2025, all residential Utility Fee accounts shall be in the name of the property owner.

No Proration of Utility Fee Accounts. The City will allow transition of accounts during a billing period but will no longer allow Residential Utility Fee accounts to be prorated during a billing period. The existing Residential Utility Fee account holder will be responsible for the Residential Utility Fee billing until the end of the billing cycle at which time, the City will change the billing information to the new property owner/account holder.

Collection of Outstanding Debt. The City is authorized to utilize TRECS, property liens and any other means allowable by Indiana Code to collect outstanding Residential Utility Fees.

As Residential Utility Fee accounts are transitioned from non-owner occupied to owner occupied, the City may, but is not required to, utilize the Tax Refund Exchange and Compliance System (TRECS) to collect outstanding Residential Utility Fees owed to the City by non-owners.

If the City utilizes TRECS, the customer owing the debt will receive a letter from the City and the State of Indiana outlining the debt owed and will have the opportunity to settle the debt with the City prior to the intercept of their Internal Revenue tax refund.

Residential Utility Fee Liens. Pursuant to Indiana Code §36-9-23-32, Residential Utility Fees assessed against real property constitute a lien against the property assessed, even if the account is in the name of a non-owner. The property owner is responsible for any unpaid balance and could be subject to a property lien. The lien is superior to all other liens except tax liens and attached when notice of the lien is filed with the Hamilton County Recorder's Office. In the case of a transfer of owner, the lien for unpaid Residential Utility Fees is enforceable against a subsequent property owner only if the lien was recorded with the Hamilton County Recorder before the conveyance to the subsequent owner.