

Purissima Hills Water District

Accessory Dwelling Unit (ADU) Submeter Policy

Purissima Hills Water District requires smart Submeters to be installed to serve all accessory dwelling units (ADUs) permitted by the Town of Los Altos Hills within the District after March 15, 2024.

The purpose of this policy is to encourage conservation by the Customer and those living in ADUs, measure water usage and help to identify leaks, and encourage fair water billing practices by landlords, should the ADU be rented.

A. Submeter Installation Requirements

The Submeter must meet the requirements established by the District for compatibility with the District's Advanced Metering (AMI) System. Installation of a Submeter is required by the District whether or not the owner rents out the ADU. The Customer may purchase a Submeter directly from the District, or purchase a Submeter independently, provided that it is a model approved by the District.

Before the Customer may install a Submeter, the Customer must submit an Application for Water Service and obtain District approval of the proposed installation location. Locations with inadequate cellular signal may not be approved. The Customer must pay all applicable fees for permitting and installation, as defined by the District.

The Customer may hire a contractor or plumber to install the Submeter at the Customer's expense, or request that the District install the Submeter also at the Customer's expense. Please contact the District for installation and inspection requirements.

The Customer must obtain all approvals and comply with all requirements related to ADUs from the Town of Los Altos Hills (Town), including but not limited to sprinkler requirements and electrical requirements, before the District will provide water service to the Submeter.

B. Submeter Location

The Submeter must be located in close proximity to the Primary Meter, and within the easement for the Primary Meter. The District will own the Primary Meter and will have access to the Primary Meter for its purposes. The Customer will own the Submeter and will be responsible for maintenance and repair of the Submeter. The District may, at its discretion, require the Customer to replace AMI hardware provided by the District, including but not limited to the register on the Submeter. Customer shall be responsible for the cost of the replacement of AMI hardware. The water line for the Submeter will run from the water main through the Primary Meter, to the backflow preventer, then to the Submeter and finally to the ADU. Please see the attached drawing of the service connection with Submeter for additional details.

C. Responsibility for Water Consumption Charges and Other District Charges

The Customer is responsible for all water consumption charges for both the primary residence and ADU, including charges stemming from leaks. The Customer is responsible for all connection charges, and other fixed charges, including the Readiness to Serve Charge on the Primary Meter. If Customer rents out the property served by the Primary Meter, Customer remains responsible for all District charges, and will be solely responsible for seeking compensation from a tenant of the ADU for water consumption or fixed charges.

D. Charges to ADU Tenant for Water Consumption

Customer may charge a tenant of the ADU up to the proportional share of water consumption and fixed fees charged to the Customer by the District, based on water usage as measured by the Submeter and Primary Meter. Any charges to the tenant of the ADU must comply with applicable laws of the State of California, including but not limited to Government Code Section 65852.2, and Water Code Section 537.1.

The accuracy of Submeter usage data or accuracy of billing and collection is not the responsibility of the District.

E. Applicability

This policy applies to all ADUs, both attached and detached.

F. Definitions

Accessory Dwelling Unit or ADU, pursuant to Government Code Section 65852.2(j), means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

An accessory dwelling unit also includes the following:

- (A) An efficiency unit as defined in Health and Safety Code Section 17958.1.
- (B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

Customer means the account holder for the Primary Meter with the District.

Primary Meter is defined as the water meter serving a residential or commercial property with an existing account with the District.

Submeter is a District-approved smart submeter that interacts with the District Automated Metering System that will serve an approved ADU.