

**LOCAL LAW NO. 4 OF 2026
VILLAGE OF MONROE**

**A LOCAL LAW TO AMEND CHAPTER 195, ARTICLE III OF THE VILLAGE
CODE, CURRENTLY ENTITLED “NON-COMMERCIAL RATES AND RENTS,”
TO WATER RATES AND RENTS**

Section 1. Legislative Intent and Purpose.

The Village Board of the Village of Monroe hereby finds and determines that the proper establishment, administration and collection of water rents is necessary to protect the fiscal integrity, operation, maintenance, repair and improvement of the Village water system and to allocate the cost of water service in an equitable manner among users. The Village Board further finds that separate classifications for commercial and non-commercial users are appropriate to recognize differences in use, demand, meter size, service characteristics and impacts upon the Village water system. It is the purpose of this Local Law to amend the Village Code to establish and authorize the Village Board to enact a schedule containing water-rate classifications, provide for billing and collection of water rents based on different categories of users, including those non-municipal users.

Section 2. Authority.

The Village Board is vested with authority to adopt this Local Law pursuant to Municipal Home Rule Law § 10 and Village Law Article 11, including Village Law § 11-1118, which authorizes the establishment of a scale of rents for the use of water, commonly referred to as “water rents,” and provides for the timing, manner of payment, penalties, liens and levy of unpaid water rents as provided by law.

Section 3. Amendment.

Chapter 195, Article III of the Code of the Village of Monroe, currently entitled “Non-commercial rates and rents,” is hereby amended to be titled “Commercial and Non-Commercial Water Rates and Rents,” and Article III Chapter 195-12 is further amended to read and include the following:

Article III. Commercial and Non-Commercial Water Rates and Rents.

This Article shall govern the establishment, administration, billing, payment and collection of commercial and non-commercial water rates and rents within the Village of Monroe, as well as for out of Village Users.

§ 195-12(A). Definitions.

The following definitions shall apply to this Article:

WATER RENTS

The rents, rates, fees, charges, penalties and other amounts imposed for the use, availability, furnishing, metering, billing, maintenance, operation, repair or improvement of the Village water system, including all amounts authorized by this Article and by applicable law.

VILLAGE WATER SYSTEM

The water supply, treatment, storage, transmission, distribution, metering, billing and related facilities, infrastructure and appurtenances owned, operated, maintained or administered by or on behalf of the Village of Monroe.

PROPERTY CLASSIFICATION

The classification assigned to a property or water account for purposes of billing, rate administration, or water system management, including Village, Town, commercial, residential, mixed-use, apartment, business, or other classifications recognized by the municipality.

§ 195-12(B) Establishment of commercial, non-commercial, and out of municipality water rates.

The Village Board hereby establishes a Water Rate schedule for all users of the Village Water System. Water Rents within and without the Village will be in accordance with the Water Rate Schedule, Established and amended from time to time, as needed, by the Village Board of Trustees. Such schedule may include classifications based on the volume of water, and/or classification by property type/use and/or the municipal status of the consumer.

§ 195-12(C). Rate schedule; adoption by resolution.

The specific dollar amounts, billing units, rate tiers, meter-size charges, minimum charges, penalties, discounts and other components of commercial and non-commercial water rents shall be established, amended or supplemented by the Village Board after such public hearing or other procedure as may be required by law. The current Water Rate Schedule shall be maintained by the Village Clerk and/or such other Village officials or department designated by the Village Board.

§ 195-12(D) Water Bill determinations and appeals.

In the event that a property owner or account holder disputes all or a portion of their water bill, the property owner or account holder may submit a written request for review to the Village Clerk within thirty days of issuance of their water bill. The Village Board shall review the dispute and the factual circumstances and may affirm or modify the water bill amount or a portion thereof.

Section 4. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this Article or Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect,

impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part directly involved in the controversy in which such judgment shall have been rendered.

Section 5. Repeal, Amendment, and Supersession of Other Laws.

All other Resolutions, Ordinances or Local Laws of the Village of Monroe, which conflict with the provisions of this Local Law are hereby superseded or repealed to the extent necessary to give this Local Law full force and effect.

Section 6. State Environmental Quality Review Act.

The adoption of this Local Law is intended to establish and administer water rents and rate classifications for the Village water system and is classified as a Type II action under the State Environmental Quality Review Act to the extent applicable, requiring no further environmental review.

Section 7. Code Preparation.

The Village Code preparation contractor is authorized, without further action of the Village Board, to correct typographical errors, numbering and other related technical changes that do not affect or alter the substantive provisions of this Local Law.

Section 8. Effective Date.

This Local Law shall be effective immediately upon filing with the Secretary of State.

Section 9. Conflict with Other Laws

To the extent that this law, or any other section or provision herein, is read or otherwise interpreted to conflict with County, State or Federal Laws and Regulations, any conflicts therewith are inferior to the laws and/or regulations from those enumerated entities that regulated or otherwise enacted the same.