



442508

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/10/2026	.	
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The Committee on Community Affairs (Mayfield) recommended the following:

**Senate Amendment (with title amendment)**

Delete lines 42 - 67

and insert:

4. "Owner" means a residential property owner, an association of residential property owners, or a developer of property to be used for residential purposes, including supporting amenities.

5. "Property" means lots or lands, or, in the case of an association of residential property owners, the contiguous group



11 of lots or lands under the association of residential property  
12 owners.

13 6. "Sufficient capacity" means a water or sewer utility  
14 having, as applicable, the infrastructure, water supply, and  
15 managerial and financial ability to reliably meet current and  
16 reasonably anticipated future water demands for the treatment or  
17 disposal of wastewater flows while maintaining compliance with  
18 applicable state and federal drinking water and wastewater  
19 standards and requirements.

20 (b) A municipal utility may not decline to extend service  
21 to property outside of its corporate limits on the sole basis  
22 that the owner refuses to assent or otherwise consent to such  
23 property being annexed by that municipal utility's controlling  
24 municipality, unless the property is subject to an annexation  
25 agreement or developer agreement on or before July 1, 2026.

26 (c) Upon application for service by an owner, a municipal  
27 utility must expand its service territory to allow an owner  
28 whose property is located outside of the municipal utility's  
29 existing service territory to connect to the municipal utility  
30 if:

31 1. The property is not within the service territory of  
32 another water or wastewater utility, as applicable;

33 2. The municipal utility has sufficient capacity to serve  
34 the property's anticipated water or wastewater load, as  
35 applicable; and

37 ===== T I T L E A M E N D M E N T =====

38 And the title is amended as follows:

39 Delete line 7



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40 and insert:  
41       certain circumstances; providing an exception;  
42       requiring a municipal utility