STATE OF NEW YORK

8712--C

2025-2026 Regular Sessions

IN ASSEMBLY

June 2, 2025

Introduced by M. of A. ROSENTHAL -- read once and referred to the Committee on Corporations, Authorities and Commissions -- recommitted to the Committee on Corporations, Authorities and Commissions in accordance with Assembly Rule 3, sec. 2 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- again reported from said committee with amendments, ordered reprinted as amended and recommitted to said committee -- reported and referred to the Committee on Codes -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property law and the public service law, in relation to prohibiting utility service terminations in multiple dwellings

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision 1 of section 235-a of the real property law, as amended by chapter 143 of the laws of 2020, is amended to read as follows:

1. In any case in which a residential tenant shall lawfully make a payment to a utility company pursuant to the provisions of [~~sections thirty-three,~~] **section** thirty-four [~~and one hundred sixteen~~] of the public service law, or to a utility company as defined in subdivision twenty-three of section two of the public service law, public authority, water-works corporation, as defined in subdivision twenty-seven of section two of the public service law, or municipal water system, as prescribed in section eighty-nine-l of the public service law, for water service which a landlord is responsible for but has failed or refused to provide payment therefor, such payment shall be deductible from any future payment of rent.

EXPLANATION--Matter in ***italics*** (underscored) is new; matter in brackets [-] is old law to be omitted.

LBD13069-08-6

§ 2. Section 33 of the public service law, as added by chapter 713 of the laws of 1981, paragraphs (c) and (d) of subdivision 1 as amended by chapter 195 of the laws of 2010, is amended to read as follows:

§ 33. [~~Discontinuance of residential utility service to multiple dwellings~~] Action for receivership of rents and common charges on residential utility service to multiple dwellings. 1. Notwithstanding any other provisions of law, no public utility company, including the Long Island power authority, or municipality shall discontinue gas, electric or steam service to an entire multiple dwelling (as defined in the multiple dwelling law or the multiple residence law) located anywhere in this state for nonpayment of bills rendered for service [~~unless such~~]. A public utility company or municipality may commence an action against the owner of the premises affected seeking the appointment of a receiver of rents or payments for use and occupancy or common charges, as defined in section three hundred thirty-nine-e of the real property law, against such multiple dwelling for the amount of such utility bills. A utility shall have given fifteen days written notice of its intention so to [~~discontinue~~] seek such appointment of a receiver as follows:

(a) Such notice shall be served personally on the owner of the premises affected, or in lieu thereof, to the person, firm, or corporation to whom or which the last preceding bill has been rendered and from whom or which the utility has received payment therefor, and to the superintendent or other person in charge of the building or premises affected, if it can be readily ascertained that there is such superintendent or other person in charge.

(b) In lieu of personal delivery to the person or persons, firm or corporation specified in paragraph (a) [~~above~~] of this subdivision, such notice may be mailed in a postpaid wrapper to the address of such person or persons, firm or corporation.

(c) In addition to the notice prescribed by paragraph (a) or (b) of this subdivision, fifteen days written notice shall be (i) posted in the public areas of such multiple dwelling, (ii) mailed to the "Occupant" of each unit in that multiple dwelling, (iii) mailed to the local health officer and the director of the social services district for the political subdivision in which the multiple dwelling is located, (iv) if the multiple dwelling is located in a city or a village, mailed to the mayor thereof, or if there be none, to the manager, or, if the multiple dwelling is located in a town, then mailed to the town supervisor, (v) mailed to the county executive of the county in which the multiple dwelling is located, or if there be none, then to the [~~chairman~~] chairperson of such county's legislative body, and (vi) mailed to the office of the New York state long term care ombudsman, if the multiple dwelling is a residential health care facility as defined in subdivision three of section twenty-eight hundred one of the public health law, an adult care facility as defined in subdivision twenty-one of section two of the social services law, or an assisted living residence as defined in subdivision one of section forty-six hundred fifty-one of the public health law as added by chapter two of the laws of two thousand four. Notice required by subparagraphs (iv) and (v) of this paragraph may be mailed to the persons specified therein or to their respective designees. The notice required by this paragraph shall state [~~the intended date of discontinuance of service,~~] the amount due for such service, and [~~the procedure by which any tenant or public agency may make such payment and thereby avoid discontinuance of service~~] that the utility will not discontinue service and shall seek the appointment of a receiver of rents or payments against the owner. The notice shall be in clear and under-

standable language and provided in any language required by the commission pursuant to section forty-four of this article, provided that any more expansive language requirement established as part of settlement with the commission or department shall be followed.

[~~(d) The written notice required by subparagraphs (iii), (iv), (v) and (vi) of paragraph (c) of this subdivision shall be repeated not more than four days nor less than two days prior to such discontinuance.~~

~~1-a. Whenever a notice of intention to discontinue utility service has been made pursuant to the provisions of this section and obligations owed the utility or municipality have been satisfied, the utility or municipality shall notify, in the same manner as it gave such notice of intention, the occupant of each unit that the intention to discontinue utility service no longer exists.~~]

2. (a) Following the notification of intent to seek an action as outlined in subdivision one of this section, a utility corporation may petition the court of competent jurisdiction for appointment of a receiver of rents or payments for use and occupancy or common charges, as defined in section three hundred thirty-nine-e of the real property law, for any dwelling which the owner or the person, firm or corporation who received such notification is in default. The court shall issue an order to show cause why a receiver should not be appointed, which shall be served upon the owner, the building's lessor, manager, or their agent in a manner prescribed by the court which shall include posting of such order on the premises of such multiple dwelling in question in a manner similar to paragraph (c) of subdivision one of this section. If a petition or petitions are filed by a single petitioner regarding more than one building under the same ownership, the court shall, if practicable, appoint a common receiver for all such buildings and, if filed as separate actions, may consolidate such petitions and treat them as a single action.

(b) A hearing shall be held on such order no later than seventy-two hours after its issuance or the first court day thereafter. The sole purpose of such a hearing shall be to determine whether there is an amount owed between the owner and the utility corporation. The court shall make a determination of any amount due and any amount so determined shall constitute a lien upon the real property of such owner. If after determination of any amount due by the court the owner, the building's lessor, manager, or their agent petitions the court to be permitted to pay such amounts, the court may, in lieu of appointing a receiver, issue an order permitting such owner, the building's lessor, manager, or agent to repay the amounts due the petitioning utility corporation within a time fixed by the court. If at the time fixed in the order the amounts have not been repaid, the court shall appoint such receiver. Such lien shall include:

(i) the name and address of the utility corporation, including any doing business as name or the corporation;

(ii) the name and address of the corporation's attorney, if any;

(iii) the name of the owner of the real property or properties against which such unpaid utility bills exist;

(iv) the amount unpaid to the lienor for such arrearage; and

(v) the property or properties subject to the lien, with a description thereof sufficient for identification; and if in a city or village, the property's or properties' location(s) by street and number.

Such lien shall be filed in the clerk's office of the county where the property or properties are situated. If such property or prop-

erties are situated in two or more counties, such lien shall be filed in the office of the clerk of each of such counties.

(c) As soon as practicable, but no more than ten days after the receipt of the order of appointment of such receiver, such receiver shall provide written notice to all occupants of the building or buildings, delivered separately to each dwelling unit, stating that the receiver has been authorized to collect all rents or payments for use and occupancy or common charges, as defined in section three hundred thirty-nine-e of the real property law due from such occupant and that the owner, the building's lessor, manager, or their agent is prohibited from collecting such rents or payments for use and occupancy, or common charges. The notice shall additionally be sent to those outlined in paragraph (c) of subdivision one of this section. Such notice shall include the address to which payments are to be made and the contact information with which the receiver will be contacted, which shall include at a minimum a telephone number. The notice shall be in clear and understandable language and provided in any language required by the commission pursuant to section forty-four of this article, provided that any more expansive language requirement established as part of settlement between the commission or department and the petitioner shall be followed. A copy of the court order appointing the receiver and authorizing the collection of rents shall be attached to the notice.

(d) The receiver appointed by the court shall collect all rents or payments for use and occupancy or common charges forthcoming from the occupants of the building or buildings in question in place of the owner, the building's lessor, manager, or any agent. The court shall authorize the receiver to utilize such collected rents or payments for expenses reasonably necessary to continue the operation and management of such building or buildings, make reasonable repairs, and provide reasonable maintenance to the premises as determined by the court and in accordance with section two hundred thirty-five-b of the real property law, the reasonable cost of which, should such actions not be covered by the rents or payments received, shall be added to the total amount due and owing from the owner. The receiver may also petition the court in order to recover amounts due as determined under paragraph (b) of this subdivision and continuing charges for such gas, electric, or steam service until all such charges and other costs have been paid.

(e) The owner, the building's lessor, manager, or their agent shall be liable for such reasonable fees and costs determined by the court to be due to the receiver, which fees and costs may be recovered from the rents or payments for use and occupancy under the control of the receiver, provided no such fees or costs shall be recovered until after the payment for current electric, gas, water, or steam delivery has been made. The receiver shall make payments for electric, gas, water, or steam supplied on and after the date of their appointment. Any moneys from rental payments or payments for use and occupancy or common charges remaining after payment for current electric, gas, steam and water service deliveries, for expenses reasonably necessary to continue the operation and management of such building or buildings as determined by the court and in accordance with section two hundred thirty-five-b of the real property law, and after payment for reasonable costs and fees to the receiver, shall be applied to any arrearage found by the court to be due and owing the petitioner from the owner or their agent for service provided to such building or buildings. Any moneys remaining thereafter shall be turned over to the owner, the building's lessor,

manager, or their agent. The court may order an accounting to be made at such times as it determines to be just, reasonable, and necessary.

(f) For the purposes of this section, the department charged with enforcing the multiple dwelling law shall prepare a schedule of all multiple dwellings within its jurisdiction and shall provide a copy of such schedule to any gas, steam or electric corporation or municipality subject to the provisions of this section. Such schedule shall be revised semi-annually and a revised copy provided to such corporation. Every county, and every municipality to which the multiple dwelling law does not apply, which county or municipality has compiled or hereafter may compile a listing of all multiple dwellings within its jurisdiction shall make such listing available without charge to any gas, steam or electric corporation providing service in such county or municipality.

3. [~~Any gas, electric or steam corporation or municipality which willfully fails to comply with the provisions of this section shall be liable for a penalty of twenty-five dollars for each occupied unit of the multiple dwelling for each day during which service is unlawfully discontinued; provided, however, that when the only non-compliance with this section is failure to mail notice to each "Occupant" as required by clause (ii) of paragraph (c) of subdivision one above the penalty shall be twenty-five dollars for each occupied unit of the multiple dwelling to which notice was not mailed for each day during which service is unlawfully discontinued. An action to recover a penalty under this section may be brought by the counsel to the commission in any court of competent jurisdiction in this state in the name of the people of the state of New York. Any moneys recovered in such action shall be paid to the state treasury to the credit of the general fund.~~

~~4.~~] Any receivership established pursuant to subdivision two of this section shall be terminated by the court upon its finding, through notification by the receiver, that the arrearage which was the subject of the original petition has been satisfied, or that the building has been sold and the new owner has assumed liability for prospective service supplied by the petitioner. Upon the court's termination of any receivership established pursuant to subdivision two of this section, the receiver shall provide written notice to all occupants of the building or buildings, delivered in the same manner as notification was sent pursuant to paragraph (c) of subdivision two of this section, stating that the receivership has been terminated by the court and the owner, the building's lessor, manager, or their agent is again authorized to collect rents or payments for use and occupancy, or common charges.

4. Nothing in this section shall prevent the petitioner from pursuing any other action or remedy it may have against the owner, the building's lessor, manager, or their agent.

5. Nothing in this section shall prevent an action by a tenant or tenants from pursuing any other action or remedy available to them against the owner or their agent, or limit any provision of law providing for the protection or rights of a tenant in regards to eviction.

6. Any owner or agent of such owner who collects or attempts to collect any rent or payment for use and occupancy from any occupant of a building subject to an order appointing a receiver may be found, after due notice and hearing, to be in contempt of court.

7. Any person who willfully interferes with the posting of the notice specified in [~~clause~~] subparagraph (i) of paragraph (c) of subdivision one [~~above~~], subdivision two, or in subdivision three of this section by any gas, steam or electric corporation or municipality, or agent of the court willfully defaces or mutilates any such notice, or willfully

removes the same from the place where it is posted by such company **or court agent** prior to the date specified therein for the [~~discontinuance of service~~] **notice to seek lien, order to show cause, or notice of termination of receiver** shall be guilty of a violation and, upon conviction, shall be punished by a fine not exceeding twenty-five dollars.

[~~5. The commission shall maintain rules and regulations for the payment by tenants of utility bills for gas, electric or steam service in a multiple dwelling to which this section applies where the owner of any such multiple dwelling, or the person, firm or corporation to whom or which the last preceding bill has been rendered or from whom or which the utility or municipality has received payment therefor, has failed to pay such utility bills. Such rules and regulations shall (a) provide that utility service may not be discontinued to any such multiple dwelling as long as the tenants continue to make timely payments in accordance with established procedures; (b) include designation of an office to advise tenants of the rights and procedures available pursuant to such rules and regulations; (c) assure that tenants shall not be liable for bills more than two months in arrears; and (d) require the commission upon petition of twenty-five percent of the tenants of such multiple dwelling to meet with representatives of such tenants and the owner, person, firm or corporation to whom or which the last preceding bill has been rendered or from whom or which the utility has received payment therefor.~~]

§ 3. Section 116 of the public service law, as amended by chapter 713 of the laws of 1981, subdivision 5 as separately amended by chapter 511 of the laws of 1981, is amended to read as follows:

§ 116. [~~Discontinuance of water service to multiple dwellings.~~] **Action for receivership of rents and common charges on residential water service to multiple dwellings.** 1. Notwithstanding any other provisions of law, no public utility company shall discontinue water service to an entire multiple dwelling (as defined in the multiple dwelling law or the multiple residence law) located anywhere in this state for nonpayment of bills rendered for service [~~unless such~~]**. A public utility company or municipality may commence an action against the owner of the premises affected seeking the appointment of a receiver of rents or payments for use and occupancy or common charges, as defined in section three hundred thirty-nine-e of the real property law, against such multiple dwelling for the amount of such utility bills. A** utility shall have given fifteen days' written notice of its intention so to [~~discontinue~~] **seek such appointment of receiver** as follows:

(a) Such notice shall be served personally on the owner of the premises affected, or in lieu thereof, to the person, firm, or corporation to whom or which the last preceding bill has been rendered and from whom or which the utility has received payment therefor, and to the superintendent or other person in charge of the building or premises affected, if it can be readily ascertained that there is such superintendent or other person in charge.

(b) In lieu of personal delivery to the person or persons, firm or corporation specified in **paragraph** (a) [~~above~~] **of this subdivision**, such notice may be mailed in a postpaid wrapper to the address of such person or persons, firm or corporation.

(c) In addition to the notice prescribed by **paragraph** (a) or (b) [~~above~~] **of this subdivision**, fifteen days' written notice shall be (i) posted in the public areas of such multiple dwelling, (ii) mailed to the "Occupant" of each unit in that multiple dwelling, (iii) mailed to the

local health officer and the director of the social services district for the political subdivision in which the multiple dwelling is located, (iv) if the multiple dwelling is located in a city or a village, mailed to the mayor thereof, or if there be none, to the manager, or, if the multiple dwelling is located in a town, then mailed to the town supervisor, and (v) mailed to the county executive of the county in which the multiple dwelling is located, or if there be none, then to the [~~chairman~~] chairperson of such county's legislative body. Notice required by subparagraphs (iv) and (v) of this paragraph may be mailed to the persons specified therein or to their respective designees. The notice required by this paragraph shall state the [~~intended date of discontinuance of service, the~~] amount due for such service, and [~~the procedure by which any tenant or public agency may make such payment and thereby avoid discontinuance of service~~] that the utility will not discontinue service and shall seek the appointment of a receiver of rents or payments against the owner. The notice shall be in clear and understandable language and provided in any language required by the commission pursuant to section forty-four of this chapter, provided that any more expansive language requirement established as part of settlement with the commission or department shall be followed.

[~~(d) The written notice required by clauses (iii), (iv) and (v) of paragraph (c) above shall be repeated not more than four days nor less than two days prior to such discontinuance.~~

~~1-a. Whenever a notice of intention to discontinue utility service has been made pursuant to the provisions of this section and obligations owed the utility have been satisfied, the utility shall notify, in the same manner as it gave such notice of intention, the occupant of each unit that the intention to discontinue utility service no longer exists.~~]

2. (a) Following the notification of intent to seek an action as outlined in subdivision one of this section, a utility corporation may petition the court of competent jurisdiction for appointment of a receiver of rents or payments for use and occupancy or common charges, as defined in section three hundred thirty-nine-e of the real property law, for any dwelling which the owner or the person, firm or corporation who received such notification is in default. The court shall issue an order to show cause why a receiver should not be appointed, which shall be served upon the owner, the building's lessor, manager, or their agent in a manner prescribed by the court which shall include posting of such order on the premises of such multiple dwelling in question in a manner similar to paragraph (c) of subdivision one of this section. If a petition or petitions are filed by a single petitioner regarding more than one building under the same ownership, the court shall, if practicable, appoint a common receiver for all such buildings and, if filed as separate actions, may consolidate such petitions and treat them as a single action.

(b) A hearing shall be held on such order no later than seventy-two hours after its issuance or the first court day thereafter. The sole purpose of such a hearing shall be to determine whether there is an amount owed between the owner and the utility corporation. The court shall make a determination of any amount due and any amount so determined shall constitute a lien upon the real property of such owner. If after determination of any amount due by the court the owner, the building's lessor, manager, or their agent petitions the court to be permitted to pay such amounts, the court may, in lieu of appointing a receiver, issue an order permitting such owner, the building's lessor,

manager, or agent to repay the amounts due the petitioning utility corporation within a time fixed by the court. If at the time fixed in the order the amounts have not been repaid, the court shall appoint such receiver. Such lien shall include:

(i) the name and address of the utility corporation, including any doing business as name or the corporation;

(ii) the name and address of the corporation's attorney, if any;

(iii) the name of the owner of the real property or properties against which such unpaid utility bills exist;

(iv) the amount unpaid to the lienor for such arrearage; and

(v) the property or properties subject to the lien, with a description thereof sufficient for identification; and if in a city or village, the property's or properties' location(s) by street and number.

Such lien shall be filed in the clerk's office of the county where the property or properties are situated. If such property or properties are situated in two or more counties, such lien shall be filed in the office of the clerk of each of such counties.

(c) As soon as practicable, but no more than ten days after the receipt of the order of appointment of such receiver, such receiver shall provide written notice to all occupants of the building or buildings, delivered separately to each dwelling unit, stating that the receiver has been authorized to collect all rents or payments for use and occupancy or common charges, as defined in section three hundred thirty-nine-e of the real property law due from such occupant and that the owner, the building's lessor, manager, or their agent is prohibited from collecting such rents or payments for use and occupancy, or common charges. The notice shall additionally be sent to those outlined in paragraph (c) of subdivision one of this section. Such notice shall include the address to which payments are to be made and the contact information with which the receiver will be contacted, which shall include at a minimum a telephone number. The notice shall be in clear and understandable language and provided in any language required by the commission pursuant to section forty-four of this chapter, provided that any more expansive language requirement established as part of settlement between the commission or department and the petitioner shall be followed. A copy of the court order appointing the receiver and authorizing the collection of rents shall be attached to the notice.

(d) The receiver appointed by the court shall collect all rents or payments for use and occupancy or common charges forthcoming from the occupants of the building or buildings in question in place of the owner, the building's lessor, manager, or any agent. The court shall authorize the receiver to utilize such collected rents or payments for expenses reasonably necessary to continue the operation and management of such building or buildings, make reasonable repairs, and provide reasonable maintenance to the premises as determined by the court and in accordance with section two hundred thirty-five-b of the real property law, the reasonable cost of which, should such actions not be covered by the rents or payments received, shall be added to the total amount due and owing from the owner. The receiver may also petition the court in order to recover amounts due as determined under paragraph (b) of this subdivision and continuing charges for such water service until all such charges and other costs have been paid.

(e) The owner or their agent shall be liable for reasonable fees and costs determined by the court to be due to the receiver, such fees and costs may be recovered from the rents or payments for use and occupancy under the control of the receiver, provided no such fees or costs shall

be recovered until after the payment for current electric, gas, water, or steam delivery has been made. The receiver shall make payments for electric, gas, water, or steam supplied on and after the date of their appointment. Any moneys from rental payments or payments for use and occupancy or common charges remaining after payment for current electric, gas, steam and water service deliveries, for expenses reasonably necessary to continue the operation and management of such building or buildings as determined by the court and in accordance with section two hundred thirty-five-b of the real property law, and after payment for reasonable costs and fees to the receiver, shall be applied to any arrearage found by the court to be due and owing the petitioner from the owner or their agent for service provided to such building or buildings. Any moneys remaining thereafter shall be turned over to the owner, the building's lessor, manager, or their agent. The court may order an accounting to be made at such times as it determines to be just, reasonable, and necessary.

(f) For the purposes of this section, the department charged with enforcing the multiple dwelling law shall prepare a schedule of all multiple dwellings within its jurisdiction and shall provide a copy of such schedule to any water corporation subject to the provisions of this section. Such schedule shall be revised semi-annually and a revised copy provided to such corporation. Every county, and every municipality to which the multiple dwelling law does not apply, which county or municipality has compiled or hereafter may compile a listing of all multiple dwellings within its jurisdiction shall make such listing available without charge to any water corporation providing service in such county or municipality.

3. [~~Any water corporation which willfully fails to comply with the provisions of this section shall be liable for a penalty of twenty-five dollars for each occupied unit of the multiple dwelling for each day during which service is unlawfully discontinued; provided, however, that when the only non-compliance with this section is failure to mail notice to each "Occupant" as required by clause (ii) of paragraph (c) of subdivision one above the penalty shall be twenty-five dollars for each occupied unit of the multiple dwelling to which notice was not mailed for each day during which service is unlawfully discontinued. An action to recover a penalty under this section may be brought by the counsel to the commission in any court of competent jurisdiction in this state in the name of the people of the state of New York. Any monies recovered in such action shall be paid to the state treasury to the credit of the general fund.~~

~~4.~~] Any receivership established pursuant to subdivision two of this section shall be terminated by the court upon its finding, through notification by the receiver, that the arrearage which was the subject of the original petition has been satisfied, or that the building has been sold and the new owner has assumed liability for prospective service supplied by the petitioner. Upon the court's termination of any receivership established pursuant to subdivision two of this section, the receiver shall provide written notice to all occupants of the building or buildings, delivered in the same manner as notification was sent pursuant to paragraph (c) of subdivision two of this section, stating that the receivership has been terminated by the court and the owner, the building's lessor, manager, or their agent is again authorized to collect rents or payments for use and occupancy, or common charges.

4. Nothing in this section shall prevent the petitioner from pursuing any other action or remedy it may have against the owner or their agent.

5. Nothing in this section shall prevent an action by a tenant or tenants from pursuing any other action or remedy available to them against the owner or their agent, or limit any provision of law providing for the protection or rights of a tenant in regards to eviction.

6. Any owner or agent of such owner who collects or attempts to collect any rent or payment for use and occupancy from any occupant of a building subject to an order appointing a receiver may be found, after due notice and hearing, to be in contempt of court.

7. Any person who willfully interferes with the posting of the notice specified in [~~clause~~] **subparagraph** (i) of paragraph (c) of subdivision one**, subdivision two, and subdivision three** [~~above~~] **of this section** by any water corporation **or agent of the court**, willfully defaces or mutilates any such notice, or willfully removes the same from the place where it is posted by such company **or court agent** prior to the date specified therein for the [~~discontinuance of service~~] **notice to seek lien, order to show cause, or notice of termination of receiver** shall be guilty of a violation and, upon conviction, shall be punished by a fine not exceeding twenty-five dollars.

[~~5. The commission shall maintain rules and regulations for the payment by tenants of utility bills for water service in a multiple dwelling to which this section applies where the owner of any such multiple dwelling, or the person, firm or corporation to whom or which the last preceding bill has been rendered or from whom or which the utility has received payment therefore, has failed to pay such utility bills. Such rules and regulations shall (i) provide that utility service may not be discontinued to any such multiple dwelling as long as the tenants continue to make timely payments in accordance with established procedures; (ii) include designation of an office to advise tenants of the rights and procedures available pursuant to such rules and regulations; (iii) assure that tenants shall not be liable for bills more than two months in arrears; and (iv) require the commission upon petition of twenty-five percent of the tenants of such multiple dwelling to meet with representatives of such tenants and the owner, person, firm or corporation to whom or which the last preceding bill has been rendered or from whom or which the utility has received payment therefore.~~]

§ 4. This act shall take effect on the ninetieth day after it shall have become a law.