

Local Government Systems Act 2000 Section 118.(1)A

Property owners at the time of purchase will be held responsible for all municipal debt in respect of the said property.

Property owners have largely been protected from debts that were not incurred by them. However this position has been drastically changed by Section 118 of the Local Government Municipal Systems Act 32 of 2000. The act has placed the responsibility for debts on the property squarely on the shoulders of the owner, irrespective of when he takes ownership.

In terms of the above legislation, property owners will now be held responsible for all debts relating to their properties, including rates, electricity and water charges, plot clearing and any other related debts.

The legislation provides that any debt relating to municipal charges, levies, taxes, etc. is a charge upon the property itself.

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C. The owner and occupier shall be jointly and severally liable for payment of all water services and charges whether or not a consumer agreement has been entered into.

D. It is the duty of the owner to ensure at all times that the consumer is not in arrears with the payments.