



# LOWER RIO GRANDE

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## Public Water Works Authority

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325 Holguin Road

Vado, New Mexico 88072

(575) 233-5742

### **Real Estate Contract Policy**

The Lower Rio Grande Public Water Works Authority is a member-owned community water system, and “Member” is defined in its Governance Document (Sec. 2.01 A. – G.) as a person who “1. Owns real property within the Authority’s recorded designated service area; and 2. Receives services provided by the Authority to that property”. In the case of property which is served by the Authority and is involved in a real estate sale transaction, this policy shall govern membership in the Authority unless the real estate contract contains provisions which would preempt it.

It is the responsibility of the seller and purchaser to comply with the Authority’s Governance Document and Member/Customer Policies, Member Application for Water &/or Sewer Service, and Water &/or Sewer User Agreement. Furthermore, it is the responsibility of buyer and seller to inform and provide the Authority with documentation of such sales transaction.

In compliance with New Mexico statutes, the Authority is obligated to offer and assign membership to a purchaser of property within the Authority’s service area provided that the real estate contract is executed and recorded in the public records of Doña Ana County. Within thirty (30) days of execution and recording, the Seller shall close out the seller’s account, and the Purchaser establish an account. The seller and purchaser respectively shall be responsible for charges, fees and balances of their own account(s). Failure to comply will result in the service to that property being disconnected until account(s) issues are resolved. If the issues cannot be resolved, the Authority shall act in accordance with its Member/Customer Policies for the collection of amounts due.

In the event the real estate contract is terminated, the seller shall provide proof of the termination to the Authority immediately to reestablish membership if membership was terminated. Upon notification of such contract termination, the Authority shall close out the purchaser’s account and reestablish an account for the seller. The seller and purchaser respectively shall be responsible for charges, fees and balances of their account(s). Failure to comply will result in the service to that property being disconnected until account issues are resolved.

*Amended Real Estate Policy adopted by Lower Rio Grande Public Water Works Authority Board of Directors Resolution Number FY2021-08 at a regular monthly meeting on August 19, 2020.*



[www.LRGauthority.org](http://www.LRGauthority.org)

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## Public Water Works Authority

PO Box 2646 Anthony, New Mexico 88021 (575) 233-5742


### Resolution #FY2021-08 Amending Real Estate Contract Policy

Whereas, the Lower Rio Grande Public Water Works Authority Board of Directors has adopted a Real Estate Contract Policy; and


Whereas, the LRGPWWA now wishes to amend that policy;

Now therefore, be it resolved, the Board of Directors adopts and passes this resolution to adopt the proposed amendment to its Real Estate Contract Policy officially approved on August 19, 2020

PASSED, APPROVED AND ADOPTED: August 19, 2020

  
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Esperanza Holguin, Chair

Special  
Seal Districts  
New Mexico  
2009 NMSA  
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Joe Evaro, Secretary