

Draft Resolution for 2027 Regulatory Compliance

Rationale for the proposal

This draft resolution has been prepared to help a co-owners' association adopt a decision on a unified water-consumption metering system in line with Cabinet Regulation No. 524 (as amended on 3 June 2025 by No. 330). Under this regulation, by 1 January 2027 every multi-apartment building must decide on a unified meter type, technical requirements, and billing procedure. The Constitutional Court's ruling in case No. 2025-35-03 (09.06.2026) further confirms that a unified metering system ensures a fair and transparent allocation of the discrepancy among all owners.

Resolution text

Based on the regulatory framework described above, the co-owners' association resolves to: 1) support the introduction of a unified water-consumption metering system in the building; 2) choose ultrasonic water meters with remote data-reading capability as the unified meter type; 3) authorize the chair of the board or the manager to sign a contract with the chosen provider for the supply and installation of the meters. The co-owners' association resolves to proceed with acquiring and installing ultrasonic water meters and a remote data-reading system in the building, delegating to the board the right to sign a contract with the chosen provider.

Next steps

After the resolution is adopted: 1) the minutes are signed by the meeting chair and the secretary; 2) a copy of the signed minutes is handed to the manager and kept in the association's records; 3) contact TEKUNTEK (info@tekuntek.lv, +371 23177737) to agree on a survey date and receive an individual quote for your building.