

Landlord Water Responsibilities Checklist

Property Address: _____

Landlord/Manager: _____

Date: _____

1. Safe Drinking Water

- Ensure mains water supply is safe to drink
- Check for any issues with water discoloration, odour, or taste
- Confirm tenants know who to contact if water quality concerns arise

2. Hot and Cold Water Systems

- Maintain hot water at safe temperatures (above 60°C in storage tanks)
- Ensure cold water remains below 20°C
- Inspect water heaters, boilers, and tanks for leaks or corrosion
- Flush rarely used outlets to prevent stagnation

3. Legionella Risk Management

- Conduct a Legionella risk assessment if property has complex water systems
- Identify and remove or control potential Legionella growth points (taps, showers, tanks)
- Keep records of any Legionella control measures taken

4. Plumbing & Appliances

- Inspect pipes, taps, and showers for leaks, corrosion, or damage
- Service water appliances regularly (boilers, heaters, filters)
- Ensure any water filtration or treatment systems are functioning properly

5. Water Testing

- Schedule professional water testing periodically or after plumbing work
- Document water quality results and any corrective actions

6. Tenant Communication

- Provide tenants with guidance on safe water usage

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- Inform tenants how to report leaks, low water pressure, or contamination
- Keep a record of tenant complaints and actions taken

7. Record-Keeping

- Maintain detailed records of inspections, maintenance, and risk assessments
- Document dates, findings, and corrective actions for compliance purposes
- Review records annually to ensure ongoing compliance

Review Completed: _____

Next Review Date: _____