



February 17, 2026

**ENGROSSED
SENATE BILL No. 6**

DIGEST OF SB 6 (Updated February 17, 2026 12:45 pm - DI 101)

Citations Affected: IC 32-24.

Synopsis: Extension of water or wastewater mains. Provides that before a municipally owned utility (utility) may condemn land for the extension of a water main or a wastewater main that is located outside: (1) the corporate boundaries of the municipality; or (2) the existing service territory of the utility; the utility must provide, by mail, written notice to each landowner whose land is needed for the extension and to the county plan commission for the county in which the extension project is proposed. Sets forth the information that must be included in the required notices. Requires the: (1) utility to post on the utility's website; and (2) county in which the extension project is proposed to post on the county's website; certain information about the proposed extension project. Provides that a landowner or a county plan commission that receives a notice from a utility under the bill's provisions may, not later than 30 days after receiving the notice, request in writing a meeting with the utility regarding the proposed extension project. Provides that upon receiving such a request, the
(Continued next page)

Effective: July 1, 2026.

**Niemeyer, Dernulc, Schmitt,
Ford J.D.**

(HOUSE SPONSORS — SLAGER, OLTHOFF, AYLESWORTH)

December 8, 2025, read first time and referred to Committee on Local Government.
January 8, 2026, amended, reported favorably — Do Pass.
January 12, 2026, read second time, amended, ordered engrossed.
January 13, 2026, engrossed. Read third time, passed. Yeas 49, nays 0.

HOUSE ACTION

January 20, 2026, read first time and referred to Committee on Utilities, Energy and Telecommunications.
February 17, 2026, amended, reported — Do Pass.

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Digest Continued

utility shall offer to meet with the landowner or county plan commission not later than 30 days after the utility's receipt of the request. Authorizes a utility to proceed with a proposed extension project if the utility has satisfied the bill's notice requirements. Beginning in 2027, requires the Indiana utility regulatory commission (IURC) to include in its annual report the following information with respect to the most recently concluded state fiscal year: (1) Any reported delays in an extension project that a utility attributes to any of the bill's requirements. (2) Any complaints or disputes arising under the bill's provisions that are submitted to the IURC. (3) Any action taken by the IURC with respect to any reported delays, complaints, or disputes arising under the bill's provisions.



February 17, 2026

Second Regular Session of the 124th General Assembly (2026)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2025 Regular Session of the General Assembly.

ENGROSSED SENATE BILL No. 6

A BILL FOR AN ACT to amend the Indiana Code concerning property.

Be it enacted by the General Assembly of the State of Indiana:

1 SECTION 1. IC 32-24-4-5 IS ADDED TO THE INDIANA CODE
2 AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY
3 1, 2026]: **Sec. 5. (a) Notwithstanding IC 8-1.5-2-3, this section**
4 **applies to a municipally owned utility that seeks to take, acquire,**
5 **condemn, or appropriate land or real estate, or any interest in the**
6 **land or real estate, for the purpose of extending a water main or a**
7 **wastewater main if the land or real estate, or the interest in the**
8 **land or real estate, is located outside:**
9 (1) the corporate boundaries of the municipality; or
10 (2) the existing service territory of the municipally owned
11 utility;
12 as of the date the taking, acquisition, condemnation, or
13 appropriation is first proposed.
14 (b) This section does not apply to a temporary easement or a
15 condemnation that is needed to protect the public health or safety.
16 (c) As used in this section, "municipally owned utility" has the
17 meaning set forth in IC 8-1-2-1(h). The term includes a wastewater

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1 utility operated under IC 36-9-23 or IC 36-9-25. The term does not
2 include a utility company owned, operated, or held in trust by a
3 consolidated city.

4 (d) Before a municipally owned utility may take, acquire,
5 condemn, or appropriate land, real estate, or any interest in the
6 land or real estate for the purpose of extending a water main or a
7 wastewater main in an area described in subsection (a)(1) or (a)(2),
8 the municipally owned utility must provide the following notices:

9 (1) A notice to each owner of land that is needed or intended
10 to be taken for the extension. The notice must:

11 (A) be sent:

12 (i) at least sixty (60) days before the municipally owned
13 utility presents an offer of purchase under IC 32-24-1-5;
14 and

15 (ii) either by first class mail or by certified mail, return
16 receipt requested, or any other means of delivery that
17 includes a return receipt, to the address of the landowner
18 as listed on the tax duplicate;

19 (B) include a statement that:

20 (i) the municipally owned utility intends to extend a
21 water main or a wastewater main;

22 (ii) the landowner's property is needed for the extension;

23 (iii) the municipally owned utility may acquire land
24 through condemnation if certain conditions are met; and

25 (iv) the landowner may, not later than thirty (30) days
26 after receipt of the notice, request in writing a meeting
27 with the municipally owned utility regarding the
28 proposed extension project; and

29 (C) clearly identify:

30 (i) instructions as to how a landowner may access
31 information pertaining to the proposed extension
32 project; and

33 (ii) the name of, and contact information for, the
34 municipally owned utility's representative to whom
35 questions concerning the proposed extension project may
36 be directed.

37 (2) A notice:

38 (A) that must be posted in a conspicuous location on the
39 municipally owned utility's website, if the municipally
40 owned utility has a website; and

41 (B) that includes information regarding:

42 (i) the proposed boundaries of the extension;



- 1 (ii) the expected completion date of the entire extension
- 2 project;
- 3 (iii) instructions as to how to access information
- 4 concerning the proposed extension project; and
- 5 (iv) the name of, and contact information for, the
- 6 municipally owned utility's representative to whom
- 7 questions concerning the proposed extension project may
- 8 be directed.
- 9 (3) A notice:
- 10 (A) that must be sent by either first class mail or:
- 11 (i) certified mail, return receipt requested; or
- 12 (ii) any other means of delivery that includes a return
- 13 receipt;
- 14 to the county plan commission for the county in which the
- 15 extension project is proposed; and
- 16 (B) that includes the information in subdivision (2)(B); and
- 17 (C) that includes a statement that the county plan
- 18 commission may, not later than thirty (30) days after
- 19 receipt of the notice, request in writing a meeting with the
- 20 municipally owned utility regarding the proposed
- 21 extension project.
- 22 (e) A landowner or the county plan commission may, not later
- 23 than thirty (30) days after receiving the notice described in
- 24 subsection (d)(1) or (d)(3), as applicable, request in writing a
- 25 meeting with the municipally owned utility regarding the proposed
- 26 extension project. Upon receiving a written request under this
- 27 subsection, the municipally owned utility shall offer to meet with
- 28 the landowner or county plan commission, as applicable, not later
- 29 than thirty (30) days after the municipally owned utility's receipt
- 30 of the written request.
- 31 (f) If the municipally owned utility provides evidence that the
- 32 notice under subsection (d)(1) was sent:
- 33 (1) by certified mail, with return receipt requested, or any
- 34 other means of delivery that includes a return receipt; and
- 35 (2) in accordance with subsection (d)(1);
- 36 the municipally owned utility is considered to have complied with
- 37 subsection (d)(1) regardless of whether the landowner accepts
- 38 receipt of the notice.
- 39 (g) A municipally owned utility may proceed with a proposed
- 40 water main or a wastewater main extension if the municipally
- 41 owned utility has satisfied the notice requirements set forth in this
- 42 section.



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(h) If:

- (1) a county in which an extension is proposed has a website;**
- and**
- (2) the county plan commission has been provided the notice under subsection (d)(3);**

the county shall post a notice that includes the information in subsection (d)(2)(B) in a conspicuous location on the county's website.

(i) Nothing in this section shall be construed to limit or annul IC 8-1-2-101.5 or any applicable administrative rule.

(j) Beginning in 2027, the commission shall include in the annual report that the commission is required to submit under IC 8-1-1-14 before October 1 of each year the following information with respect to the most recently concluded state fiscal year:

- (1) Any delays in an extension project that a municipally owned utility:**
 - (A) reports to the commission; and**
 - (B) attributes to any of the requirements set forth in this section.**
- (2) Any complaints or disputes arising under this section that are submitted to the commission as part of a dispute under IC 8-1-2-101.5 or otherwise.**
- (3) Any action taken by the commission with respect to:**
 - (A) a reported delay under subdivision (1); or**
 - (B) a complaint or dispute under subdivision (2).**
- (4) Any other information that the commission considers relevant for members of:**
 - (A) the interim study committee on energy, utilities, and telecommunications established by IC 2-5-1.3-4(8); and**
 - (B) the general assembly;**

to consider in evaluating the effects of this section on landowners, municipally owned utilities, and water main or wastewater main extension projects.



COMMITTEE REPORT

Mr. President: The Senate Committee on Local Government, to which was referred Senate Bill No. 6, has had the same under consideration and begs leave to report the same back to the Senate with the recommendation that said bill be AMENDED as follows:

Page 1, line 3, delete "A" and insert **"This section does not apply to a temporary easement or a condemnation that is needed to protect the public health or safety.**

(b) Before a".

Page 1, line 3, delete "not".

Page 1, line 6, delete "main unless the public utility conducts an outreach" and insert **"main, the public utility shall provide all of the following notices:**

(1) A notice to each owner of land that is needed or intended to be taken for the extension. The notice must:

(A) be sent:

(i) to the address of the landowner as listed on the tax duplicate;

(ii) by first class mail, certified mail with return receipt requested, or any other means of delivery that includes a return receipt; and

(iii) at least sixty (60) days before a public utility presents an offer of purchase under IC 32-24-1-5;

(B) include a statement that:

(i) the public utility intends to extend a water or wastewater main;

(ii) the landowner's property is needed for the extension; and

(iii) the public utility can acquire land through condemnation if certain conditions are met; and

(C) clearly identify:

(i) where a landowner may access information pertaining to a proposed extension project; and

(ii) the applicable utility representative to contact regarding any questions pertaining to the proposed project.

(2) A notice:

(A) in a newspaper of general circulation in the county where the extension is proposed published:

(i) two (2) times, at least one (1) week apart; and

(ii) at least forty-five (45) days before a public utility presents an offer of purchase under IC 32-24-1-5; and



- (B) that includes information regarding:**
 - (i) the proposed boundaries of the extension;**
 - (ii) the expected completion date of the total extension project;**
 - (iii) the location of information pertaining to a proposed extension project that may be accessed by an interested person; and**
 - (iv) the applicable utility representative to contact regarding any questions pertaining to the proposed project.**

(3) A notice:

(A) in a conspicuous location on the public utility's website, if the utility has a website; and

(B) that includes the information in subdivision (2)(B).

(4) A notice:

(A) to the county plan commission in the county where the extension is proposed;

(B) sent by first class mail, certified mail with return receipt requested, or any other means of delivery that includes a return receipt; and

(C) that includes the information in subdivision (2)(B).

(c) If a landowner or other interested person requests a meeting with the public utility regarding the proposed extension project, the utility shall offer to meet with the landowner not later than thirty (30) days after the date of the request."

Page 1, delete lines 7 through 17.

Page 2, delete lines 1 through 29, begin a new paragraph and insert:

"(d) If the public utility provides evidence that the notice under subsection (b)(1) was sent:"

Page 2, line 32, delete "this section;" and insert "**subsection (b)(1);"**

Page 2, delete lines 34 through 36, begin a new paragraph and insert:

"(e) A public utility may move forward with a proposed water or wastewater main extension if the public utility has satisfied the notice requirements set forth under this section.

(f) Nothing in this section shall be construed to violate IC 8-1-2-101.5 or any applicable administrative rule."

and when so amended that said bill do pass.

(Reference is to SB 6 as introduced.)



BUCK, Chairperson

Committee Vote: Yeas 8, Nays 0.

 SENATE MOTION

Mr. President: I move that Senate Bill 6 be amended to read as follows:

Page 3, between lines 13 and 14, begin a new paragraph and insert:

"(f) If:

**(1) a county where an extension is proposed has a website;
and**

**(2) the county plan commission has been provided the notice
under subsection (b)(4);**

**the county shall post a notice that includes the information in
subsection (b)(2)(B) in a conspicuous location on the county's
website."**

Page 3, line 14, delete "(f)" and insert "(g)".

(Reference is to SB 6 as printed January 9, 2026.)

NIEMEYER

 COMMITTEE REPORT

Mr. Speaker: Your Committee on Utilities, Energy and Telecommunications, to which was referred Senate Bill 6, has had the same under consideration and begs leave to report the same back to the House with the recommendation that said bill be amended as follows:

Page 1, line 3, delete "This section does not apply to a temporary" and insert "**Notwithstanding IC 8-1.5-2-3, this section applies to a municipally owned utility that seeks to take, acquire, condemn, or appropriate land or real estate, or any interest in the land or real estate, for the purpose of extending a water main or a wastewater main if the land or real estate, or the interest in the land or real estate, is located outside:**

(1) the corporate boundaries of the municipality; or

(2) the existing service territory of the municipally owned utility;

as of the date the taking, acquisition, condemnation, or appropriation is first proposed.

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(b) This section does not apply to a temporary easement or a condemnation that is needed to protect the public health or safety.

(c) As used in this section, "municipally owned utility" has the meaning set forth in IC 8-1-2-1(h). The term includes a wastewater utility operated under IC 36-9-23 or IC 36-9-25. The term does not include a utility company owned, operated, or held in trust by a consolidated city."

Page 1, delete lines 4 through 5.

Page 1, line 6, delete "(b) Before a public utility" and insert "**(d) Before a municipally owned utility**".

Page 1, line 8, delete "water or wastewater main," and insert "**water main or a wastewater main in an area described in subsection (a)(1) or (a)(2),**".

Page 1, line 9, delete "public utility shall provide all of" and insert "**municipally owned utility must provide**".

Page 1, line 13, delete "to the address of the landowner as listed on the tax" and insert "**at least sixty (60) days before the municipally owned utility presents an offer of purchase under IC 32-24-1-5; and**

(ii) either by first class mail or by certified mail, return receipt requested, or any other means of delivery that includes a return receipt, to the address of the landowner as listed on the tax duplicate;".

Page 1, delete lines 14 through 17.

Page 2, delete lines 1 through 2.

Page 2, line 4, delete "public" and insert "**municipally owned**".

Page 2, line 4, delete "or" and insert "**main or a**".

Page 2, delete line 7.

Page 2, line 8, delete "public utility can" and insert "**municipally owned utility may**".

Page 2, between lines 9 and 10, begin a new line triple block indented and insert:

"(iv) the landowner may, not later than thirty (30) days after receipt of the notice, request in writing a meeting with the municipally owned utility regarding the proposed extension project; and"

Page 2, line 11, delete "where" and insert "**instructions as to how**".

Page 2, line 12, delete "a" and insert "**the**".

Page 2, line 13, delete "applicable utility representative to contact" and insert "**name of, and contact information for, the municipally owned utility's representative to whom questions concerning the proposed extension project may be directed.**".



Page 2, delete lines 14 through 31.

Page 2, line 32, delete "(3)" and insert "(2)".

Page 2, line 33, delete "in a conspicuous location on the public" and insert **"that must be posted in a conspicuous location on the municipally owned"**.

Page 2, line 34, after "the" insert **"municipally owned"**.

Page 2, line 35, delete "the information in subdivision (2)(B)." and insert **"information regarding:**

(i) the proposed boundaries of the extension;

(ii) the expected completion date of the entire extension project;

(iii) instructions as to how to access information concerning the proposed extension project; and

(iv) the name of, and contact information for, the municipally owned utility's representative to whom questions concerning the proposed extension project may be directed."

Page 2, line 36, delete "(4)" and insert "(3)".

Page 2, line 37, delete "to the county plan commission in the county where the" and insert **"that must be sent by either first class mail or:**

(i) certified mail, return receipt requested; or

(ii) any other means of delivery that includes a return receipt;

to the county plan commission for the county in which the extension project is proposed; and".

Page 2, delete lines 38 through 41.

Page 2, line 42, delete "(C)" and insert "(B)".

Page 2, line 42, delete "(2)(B)." and insert **"(2)(B); and**

(C) that includes a statement that the county plan commission may, not later than thirty (30) days after receipt of the notice, request in writing a meeting with the municipally owned utility regarding the proposed extension project."

Page 3, line 1, delete "(c) If a landowner or other interested person requests" and insert **"(e) A landowner or the county plan commission may, not later than thirty (30) days after receiving the notice described in subsection (d)(1) or (d)(3), as applicable, request in writing"**.

Page 3, line 2, delete "public utility regarding the proposed extension project," and insert **"municipally owned utility regarding the proposed extension project. Upon receiving a written request under this subsection, the municipally owned utility shall offer to**



meet with the landowner or county plan commission, as applicable, not later than thirty (30) days after the municipally owned utility's receipt of the written request."

Page 3, delete lines 3 through 4.

Page 3, line 5, delete "(d) If the public" and insert "**(f) If the municipally owned**".

Page 3, line 6, delete "(b)(1)" and insert "**(d)(1)**".

Page 3, line 9, delete "(b)(1);" and insert "**(d)(1);**".

Page 3, line 10, delete "it is not necessary that the landowner accept" and insert "**the municipally owned utility is considered to have complied with subsection (d)(1) regardless of whether the landowner accepts**".

Page 3, line 11, delete "(e) A public utility may move forward" and insert "**(g) A municipally owned utility may proceed**".

Page 3, line 11, delete "or" and insert "**main or a**".

Page 3, line 12, delete "public" and insert "**municipally owned**".

Page 3, line 13, delete "under" and insert "**in**".

Page 3, line 14, delete "(f)" and insert "**(h)**".

Page 3, line 15, delete "where" and insert "**in which**".

Page 3, line 18, delete "(b)(4);" and insert "**(d)(3);**".

Page 3, line 20, delete "(b)(2)(B)" and insert "**(d)(2)(B)**".

Page 3, line 22, delete "(g)" and insert "**(i)**".

Page 3, line 22, delete "violate" and insert "**limit or annul**".

Page 3, after line 23, begin a new paragraph and insert:

"(j) Beginning in 2027, the commission shall include in the annual report that the commission is required to submit under IC 8-1-14 before October 1 of each year the following information with respect to the most recently concluded state fiscal year:

(1) Any delays in an extension project that a municipally owned utility:

(A) reports to the commission; and

(B) attributes to any of the requirements set forth in this section.

(2) Any complaints or disputes arising under this section that are submitted to the commission as part of a dispute under IC 8-1-2-101.5 or otherwise.

(3) Any action taken by the commission with respect to:

(A) a reported delay under subdivision (1); or

(B) a complaint or dispute under subdivision (2).

(4) Any other information that the commission considers relevant for members of:



**(A) the interim study committee on energy, utilities, and telecommunications established by IC 2-5-1.3-4(8); and
(B) the general assembly;
to consider in evaluating the effects of this section on landowners, municipally owned utilities, and water main or wastewater main extension projects."**

and when so amended that said bill do pass.

(Reference is to SB 6 as reprinted January 13, 2026.)

SOLIDAY

Committee Vote: yeas 12, nays 0.

