

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

DOCKET NO. WR-3295, SUB 2

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of	
Notification by BCORE MF WH Village)
Owner, LLC, 345 Park Avenue, 42 nd Floor,)
New York, New York 10154, of Revised Rates)
and Fees for Charging for Water and Sewer)
Utility Service in The Palmer Apartments)
in Mecklenburg County, North Carolina)
	ORDER APPROVING TARIFF REVISION

BY THE COMMISSION: On September 20, 2022, BCORE MF WH Village Owner, LLC, (Applicant) filed with the Commission a notification of revised rates and fees for charging for water and sewer service to its customers in The Palmer Apartments in Mecklenburg County, North Carolina, the increased cost of purchasing water and sewer service from the City of Charlotte (Charlotte).

Based upon the filings of the Applicant, the Public Staff recommends approval of a monthly administrative fee of \$5.52 (consisting of \$3.75 for the Applicant's meter reading, billing, and collection costs plus a pass through of Charlotte's \$1.77 base charges for water and sewer service). Based upon 4,000 gallons per month usage and rates of \$2.55 per 1,000 gallons for water and \$7.30 per 1,000 gallons for sewer, the total monthly bill will be \$44.92 (\$39.40 usage charge and \$5.52 administrative fee).

Based upon the foregoing, the Commission approves the Public Staff's recommendation. Further, the Commission concludes that if Charlotte's base charges or usage rates should be reduced for any reason, the Applicant should be required to notify the Commission immediately for a tariff revision.

IT IS, THEREFORE, ORDERED as follows:

1. That BCORE MF WH Village Owner, LLC, is granted a tariff revision for The Palmer Apartments in Mecklenburg County, North Carolina, as set forth herein;
2. That the Schedule of Rates, attached as Appendix A, is approved and deemed to be filed with the Commission pursuant to N.C. Gen. Stat. § 62-138. Said Schedule of Rates is authorized to become effective for service rendered on and after the date of this Order;
3. That if Charlotte's base charges or usage rates should be reduced for any reason, the Applicant shall notify the Commission immediately for a tariff revision;

4. That a copy of this Order and the Schedule of Rates, attached as Appendix A, shall be mailed with sufficient postage or hand delivered by the Applicant to all its customers in The Palmer Apartments contemporaneously with the next billing of customers; and

5. That if the service area is sold or the ownership changes, the Applicant and the new owner shall file an Application for Transfer of Authority (Form WR2 may be found on the Commission's website – www.ncuc.net). Failure to do so may result in revocation of the certificate of authority and suspension of rates.

ISSUED BY ORDER OF THE COMMISSION.

This the 4th day of October, 2022.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in black ink, reading "Tamika D. Conyers". The signature is written in a cursive, flowing style.

Tamika D. Conyers, Acting Deputy Clerk

SCHEDULE OF RATES

for

BCORE MF WH VILLAGE OWNER, LLC

for water and sewer utility service in

THE PALMER APARTMENTS

Mecklenburg County, North Carolina

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$1.91
Sewer usage charge, per 100 cubic feet (ccf)	\$5.46

or

Water usage charge, per 1,000 gallons	\$2.55
Sewer usage charge, per 1,000 gallons	\$7.30

Monthly Administrative Fee: \$5.52 per unit

Bills Due: On billing date

Bills Past Due: 25 days after billing date

Billing Frequency: Shall be monthly for service in arrears

Issued in Accordance with Authority Granted by the North Carolina Utilities Commission in Docket No. WR-3295, Sub 2, on this the 4th day of October, 2022.