

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

DOCKET NO. WR-4568, SUB 0
DOCKET NO. WR-780, SUB 9

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of		
Application by Lakeview XIV, LLC,)	
10510 Springboro Pike, Miamisburg, Ohio)	
45342, for Authority to Transfer Certificate)	ORDER GRANTING TRANSFER
of Authority to Charge for Water and Sewer)	OF CERTIFICATE OF AUTHORITY
Utility Service in Lofts at Lakeview)	AND APPROVING RATES
Apartments in Durham County,)	
North Carolina)	

BY THE COMMISSION: On March 13, 2024, Lakeview XIV, LLC, (Applicant) filed an application with the Commission seeking authority to transfer the certificate of authority to charge for water and sewer utility service provided in Lofts at Lakeview Apartments in Durham County, North Carolina, from Lofts at Lakeview, LLC. The Applicant purchases water and sewer service from the City of Durham (Durham).

Based upon the filings of the Applicant, the Public Staff recommends approval of a monthly administrative fee of \$5.61 (consisting of \$3.75 for the Applicant's meter reading, billing, and collection costs plus a pass through of Durham's \$1.86 base charges for water and sewer service). Based upon 4,000 gallons per month usage and rates of \$5.05 per 1,000 gallons for water and \$6.59 per 1,000 gallons for sewer, the total monthly bill will be \$52.17 (\$46.56 usage charge and \$5.61 administrative fee).

Based upon the foregoing, the Commission grants the Applicant a certificate of authority to charge for water and sewer service provided in Lofts at Lakeview Apartments in Durham County, North Carolina and approves the Public Staff's recommendation. Further, the Commission concludes that if Durham'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.

Lastly, if the service area is sold or the ownership changes, the Commission concludes that the Applicant and the new owner should be required to promptly file an Application for Transfer of Authority (Form WR-2). The failure to do so may result in revocation of the certificate of authority and suspension of rates.

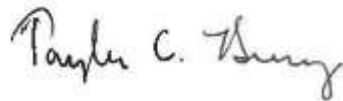
IT IS, THEREFORE, ORDERED as follows:

1. That Lakeview XIV, LLC, is granted a certificate of authority to charge for water and sewer utility service for Lofts at Lakeview Apartments in Durham County, North Carolina, pursuant to N.C. Gen. Stat. § 62-110(g) and Commission Rules and Regulations in Chapter 18 Provision of Water and Sewer Service by Lessors. (See <http://www.ncuc.gov/ncrules/Chapter18.pdf>). This Order shall constitute the Certificate of Authority to Charge for Water and Sewer Utility Service;
2. That the Schedule of Rates, attached as Appendix A, is approved and deemed to be filed with the Commission pursuant to N.C.G.S. § 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 Durham'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 the Notice to Customers, attached as Appendix B, shall be mailed with sufficient postage or hand delivered by the Applicant to all its customers in Lofts at Lakeview Apartments contemporaneously with the next billing to customers;
5. That the certificate of authority issued to Lofts at Lakeview, LLC, in Docket No. WR-780, Sub 0, is hereby canceled; and
6. That if the service area is sold or the ownership changes, the Applicant and the new owner shall promptly file an Application for Transfer of Authority (Form WR2 may be found on the Commission's website – www.ncuc.gov). 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 3rd day of April, 2024.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in dark ink, appearing to read "Taylor C. Berry". The signature is fluid and cursive, with the first name "Taylor" being more prominent.

Taylor C. Berry, Deputy Clerk

SCHEDULE OF RATES

for

LAKEVIEW XIV, LLC

for water and sewer utility service in

LOFTS AT LAKEVIEW APARTMENTS

Durham County, North Carolina

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$3.78
Sewer usage charge, per 100 cubic feet (ccf)	\$4.93

or

Water usage charge, per 1,000 gallons	\$5.05
Sewer usage charge, per 1,000 gallons	\$6.59

Monthly Administrative Fee: \$5.61 per unit

Bills Due: On billing date

Bills Past Due: 25 days after billing date

Billing Frequency: Shall be monthly for service in arrears

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

**NOTICE TO CUSTOMERS
DOCKET NO. WR-4568, SUB 0
BEFORE THE NORTH CAROLINA UTILITIES COMMISSION**

Notice is hereby given that the North Carolina Utilities Commission has granted Lakeview XIV, LLC (10510 Springboro Pike, Miamisburg, Ohio 45342), a certificate of authority to charge for water and sewer utility service provided in Lofts at Lakeview Apartments in Durham County, North Carolina, for the purpose of passing along the cost of purchasing water and sewer service from the City of Durham. The rates approved by the Commission are as follows and are effective for service provided on and after the date of this Notice:

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$3.78
Sewer usage charge, per 100 cubic feet (ccf)	\$4.93

or

Water usage charge, per 1,000 gallons	\$5.05
Sewer usage charge, per 1,000 gallons	\$6.59

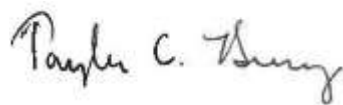
Monthly Administrative Fee: \$5.61 per unit

The average monthly residential water and sewer bill will be \$52.17, based on an estimated average usage of 4,000 gallons.

ISSUED BY ORDER OF THE COMMISSION.

This the 3rd day of April, 2024.

NORTH CAROLINA UTILITIES COMMISSION



Taylor C. Berry, Deputy Clerk