

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

NOTIFICATION OF REVISED RATES AND FEES FOR APARTMENT COMPLEXES AND MANUFACTURED HOME  
PARKS CHARGING FOR WATER AND/OR SEWER SERVICE PURSUANT TO G.S. 62-110(G)

COMPANY

1. Name of current certified owner BCORE MF WH Village Owner, LLC
2. Business mailing address of owner 345 Park Avenue, 42nd Floor  
City and state New York, New York Zip Code 10154
3. Business telephone number 704-583-3329 Business fax number \_\_\_\_\_
4. Business email address [ncuc@conservice.com](mailto:ncuc@conservice.com)
5. Name, telephone number, and fax number for person to contact concerning this notification:  
Carmen Sifri:435-716-7229

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park The Palmer
7. Docket number on current schedule of rates WR-3295 Sub 1
8. County Mecklenburg County

PROPOSED AND PRESENT RATES

- |   | <u>Proposed Rates</u>    | <u>Present Rates</u>     |
|---|--------------------------|--------------------------|
| 9. Water usage rate (not to exceed supplier's unit consumption rate):   | <u>\$ 2.55</u>           | <u>\$ 2.54</u>           |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate):  | <u>\$ 7.30</u>           | <u>\$ 7.26</u>           |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons?  | <u>Per 1,000 Gallons</u> | <u>Per 1,000 Gallons</u> |
| 12. Monthly administrative fee:   | <u>\$ 5.52</u>           | <u>\$ 5.51</u>           |
| (NOTE: NCUC Rule R18-6(a) specifies that no more than \$3.75 may be added to the cost of purchased water and sewer service as an administrative fee to compensate the provider for meter reading, billing, and collection. An additional administration fee amount may be requested to compensate the provider for administrative fees imposed by the supplier) |                          |                          |
| 13. Bills past due <u>25</u> days after billing date (NCUC Rule R18-7(d) specifies that bills shall not be past due less than twenty-five (25) days after billing date).  |                          |                          |
| 14. Bills Due: On billing date.   |                          |                          |
| 15. Billing Frequency: Shall be monthly for service in arrears.   |                          |                          |
| 16. Effective date of the supplier's rate increase <u>07/01/22</u>  |                          |                          |

REQUIRED EXHIBITS

17. Enclose a copy of the supplier's schedule of new rates that will be charged to the provider for purchased water.
18. Enclose a copy of the supplier's schedule of new rates that will be charged to the provider for purchased sewage treatment.
19. If the company is requesting an increase in the administrative fee, see instructions on the reverse.

INSTRUCTIONS

20. Pursuant to NCUC Rule R18-6(b), an apartment complex or manufactured home park may increase its rates by filing this notification of revised rates and fees with the Commission. The rates proposed on this notification will become effective on the later of: (1) the effective date of the increase in rates by your supplier of water and purchased sewage treatment, or (2) fourteen (14) days after the date the notification was filed with the Commission, unless the rates are suspended or disapproved by Commission Order issued within 14 days of the filing of this notification.

INSTRUCTIONS (continued)

21. A separate notification should be filed for each apartment complex or manufactured home park.
22. **Line 1** - The Company's name listed on Line 1 should be the name of the current owner as certified by the Commission. Do not list the name of the billing and collection company or the management company. Under General Statute 62-111, any transfer of the authority to charge rates requires prior approval by the Commission. If the system has been transferred without prior Commission approval, the new owner should immediately file a transfer application with the Commission. Until a transfer application is filed and approved, the new owner has no authority to charge rates. The transfer application form may be obtained by calling the Public Staff - Water Division at (919) 733-5810 or from the Commission's website at [www.ncuc.net](http://www.ncuc.net) by accessing Applications (Water/Wastewater Resale Applications).
23. **Line 2** - The business mailing address listed on Line 2 should be the mailing address for the current owner as certified by the Commission. Do not list the mailing address for the billing and collecting company or the management company.
24. **Line 6** - The name of the apartment complex or manufactured home park listed on Line 6 should be the name as certified by the Commission. If the name of the apartment complex or manufactured home park has been changed since the authority was granted by the Commission, list both the original name and the current name. For example, Happy Hollow (formerly High Ridge).
25. **Line 7** - The docket number, which begins with "WR-", as listed on the current schedule of rates for the apartment complex or manufactured home park, should be included on this line.
26. **Line 19** - Enclose a copy of the current agreements or contracts covering the provision of billing and collection and meter reading services or other documentation supporting the requested increase in the administrative fee. Enclose an exhibit listing the master meters serving the apartment complex or mobile home park, indicating for each master meter the size of the meter. Apartment complexes should also indicate the number of apartment buildings served by the meter, and the number of apartments in each apartment building.
27. **Line 20** - The notification should be signed by the owner or management company, not the billing and collecting company.
28. **MAIL TO** - Submit one (1) original application with original notarized signature and required exhibits, plus eight (8) additional collated copies to: [USPS address] Chief Clerk's Office, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4300, or [overnight delivery at street address] Chief Clerk's Office, North Carolina Utilities Commission, 430 North Salisbury Street, Raleigh, North Carolina 27603. Provide a self-addressed stamped envelope, plus additional copies, if a file-stamped copy is requested by the Applicant.
29. **QUESTIONS** - For any questions concerning this notification form, please contact the Public Staff - Water Division at (919) 733-5810.

SIGNATURE

30. Application shall be signed and verified by the Applicant.

Signature

Date

31. (Typed or Printed Name)

David Danish  
personally appearing before me and, being first duly sworn, says that the information contained in this application and in the exhibits attached hereto are true to the best of his/her knowledge and belief.

This the 20<sup>th</sup> day of September, 2022

Alicia Brooke Simmons

Notary Public

My Commission Expires:

05/18/2026

Date



# FY23 Water & Sewer Rates and Fees

**Effective 07/01/2022 - 06/30/2023**

## Residential Rates & Fees

### Water Usage:

Tier 1 (1-4 Ccf): \$1.78/Ccf

Tier 2 (5-8 Ccf): \$2.30/Ccf

Tier 3 (9-16 Ccf): \$5.32/Ccf

Tier 4 (Over 16 Ccf): \$10.08/Ccf

### Sewer Usage

\$5.46 Per Ccf of Water Used (up to 16 Ccf)

### Fixed Fees

Water: \$5.30/month

Sewer: \$5.30/month

### Availability Fees

Water 5/8-inch Connection Size: \$1.30/month

Water 1-inch Connection Size: \$3.24/month

Sewer 5/8-inch Connection Size: \$8.74/month

Sewer 1-inch Connection Size: \$21.86/month

Disconnection Fee: \$17

Reconnection Fee: \$17

## **Irrigation Meter Rates**

Tier 3 (1-16 Ccf): \$5.32

Tier 4: (17+ CCf): \$10.08

Commercial Rates & Fees

+

Hydrant Connection Fees

+

Plan Review Fees

+

Industrial & Commercial Surcharge Rates

+

Connection & System Development Fees

+



# FY23 Water & Sewer Rates and Fees

**Effective 07/01/2022 - 06/30/2023**

Residential Rates & Fees

+

Commercial Rates & Fees

-

## Volumetric Rates

Water Charge per Ccf: \$3.08

Sewer Charge per Ccf: \$5.46

## Monthly Water and Sewer Fixed Fees

Water Fixed Fee: \$5.30

Sewer Fixed Fee: \$5.30

## Monthly Water & Sewer Availability Fees

Meter Size	Water Availability Fee	Sewer Availability Fee
¾" (5/8" meter)	\$1.30	\$8.74
1"	\$3.24	\$21.86
1 ½"	\$6.48	\$43.71
2"	\$10.37	\$69.94

3"	\$21.39	\$144.24
4"	\$35.21	\$237.49
6"	\$71.29	\$480.82
8"	\$142.59	\$961.63
10"	\$272.21	\$1,836.00
12"	\$343.50	\$2,317.00
Fire Line	\$0.00	n/a

## Irrigation Meter Rates

Tier 3 (1-16 Ccf): \$5.32

Tier 4: (17+ CCf): \$10.08

## Private Fire Line Volumetric Rate

\$3.07 per Ccf

Monthly Fire Line Fee

Size	Fire Line Fee
Less than 4"	\$1.25
4"	\$7.64
6"	\$17.19
8"	\$34.39
10"	\$42.98
12"	\$67.34

Hydrant Connection Fees

+

Plan Review Fees

+

Industrial & Commercial Surcharge Rates

+

Property Name	The Palmer (pl153)			Created By	ialkinani
Address	7407 Dominion Park Ln Charlotte, NC 28273			Date:	08/23/22
Number of Units	318			Last Utility Rate Change:	07/01/22
Utility	City of Charlotte [Residential Designation]			Next Utility Rate Change:	07/01/23

  
**Water Base Charges**

(1) 6.0" Water Availability Monthly Meter C	\$	71.29	each	\$	71.29	monthly
(1) Monthly Water Fixed Fee	\$	5.30	each	\$	5.30	monthly
				\$	76.59	monthly total
				\$	0.24	per unit monthly

  
**Water Consumption Charges**  
**Utility Rates PER UNIT:**

First 4 CCF or 2,992 Gallons	\$	1.78	per CCF	\$	2.38	per 1,000 gallons
Next 4 CCF or 2,992 Gallons	\$	2.30	per CCF	\$	3.07	per 1,000 gallons
Next 8 CCF or 5,984 Gallons	\$	5.32	per CCF	\$	7.11	per 1,000 gallons
Over 16 CCF or 11,968 Gallons	\$	10.08	per CCF	\$	13.48	per 1,000 gallons

  
**NCUC recommendation rate (based on average unit consumption of 4,000 gallons):**

All Gallons	\$	2.55	per 1,000 gallons*
-------------	----	------	--------------------

  
\*Price derived from weighted average price per 1,000 gallons for 4,000 gallons of monthly consumption:

First Tier	2,992 Gallons	\$ 2.38 per 1,000 Gallons =	\$	7.12
Second Tier	1,008 Gallons	\$ 3.07 per 1,000 Gallons =	\$	3.10
	4,000 Gallons		\$	10.22

  
**Sewer Base Charges**

(1) 6.0" Sewer Availability Monthly Meter C	\$	480.82	each	\$	480.82	monthly
(1) Monthly Sewer Fixed Fee	\$	5.30	each	\$	5.30	monthly
				\$	486.12	monthly total
				\$	1.53	per unit monthly

  
**Sewer Consumption Charges**  
**Utility Rates PER UNIT:**

All Usage	\$	5.46	per CCF	\$	7.30	per 1,000 gallons
-----------	----	------	---------	----	------	-------------------

  
**NCUC recommendation rate:**

All Gallons	\$	7.30	per 1,000 gallons
-------------	----	------	-------------------

  
**Test:**

Gallons:	Water	\$	10.46	NOTE: \$ 3.75 Per Unit Monthly Billing Management Fee.
4000	Sewer	\$	30.73	

Property Name: The Palmer (pl153)  
Utility Provider: City of Charlotte

Account #	Meter #	Meter Size	Service Address	Units
1139490-425368	117291932	(1) 6.0" Meter	7407 Dominion Park Ln	318
1139490-425368	118237127	IRR [Excluded]	7407 Dominion Park Ln	[Excluded]
1139490-424911	Stormwater	Stormwater [Excluded]	3501 Whitehall Green L	[Excluded]
		(1) 6.0" Meter		318