

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

DOCKET NO. WR-2534, SUB 3

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of	
Notification by Carrboro Berkshire East, LLC,)
112 NC 54 Highway, Carrboro, North Carolina)
27510, of Revised Rates and Fees for) ORDER APPROVING
Charging for Water and Sewer Utility Service) TARIFF REVISION
Utilizing the Hot Water Capture, Cold Water) (HWCCWA)
Allocation Method in Berkshire 54 Apartments)
in Orange County, North Carolina)

BY THE COMMISSION: On May 24, 2023, Carrboro Berkshire East, LLC, (Applicant) filed with the Commission a notification of revised rates and fees for charging for water and sewer service utilizing the hot water capture, cold water allocation (HWCCWA) method to its customers in Berkshire 54 Apartments in Orange County, North Carolina, the increased cost of purchasing water and sewer service from the Orange Water and Sewer Authority (OWASA).

Based upon the filings of the Applicant, the Public Staff recommends approval of a monthly administrative fee of \$9.76 (consisting of \$3.75 for the Applicant's meter reading, billing, and collection costs plus a pass through of OWASA's \$6.01 base charges for water and sewer service). Based upon 4,000 gallons per month usage and rates of \$7.39 per 1,000 gallons for water and \$8.45 per 1,000 gallons for sewer, the total monthly bill will be \$73.12 (\$63.36 usage charge and \$9.76 administrative fee).

Based upon the foregoing, the Commission approves the Public Staff's recommendation. Further, the Commission concludes that if OWASA's base charges or usage rates should be reduced for any reason, the Applicant should be required to promptly 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 Carrboro Berkshire East, LLC, is granted a tariff revision for Berkshire 54 Apartments in Orange 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 OWASA'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 Berkshire 54 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 promptly 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 7th day of June, 2023.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in dark ink, reading "Tamika D. Conyers". The signature is fluid and cursive, with the first name "Tamika" being the most prominent part.

Tamika D. Conyers, Deputy Clerk

SCHEDULE OF RATES

for

CARRBORO BERKSHIRE EAST, LLC

for water and sewer utility service (HWCCWA) in

BERKSHIRE 54 APARTMENTS

Orange County, North Carolina

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$5.53
Sewer usage charge, per 100 cubic feet (ccf)	\$6.32

or

Water usage charge, per 1,000 gallons	\$7.39
Sewer usage charge, per 1,000 gallons	\$8.45

Monthly Administrative Fee: \$9.76 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-2534, Sub 3, on this the 7th day of June, 2023.