

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

DOCKET NO. WR-4221, SUB 0

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of
Application by RRPV University Chapel Hill,)
LP, 4801 PGA Boulevard, Palm Beach) ORDER GRANTING
Gardens, Florida 33418, for Certificate of) CERTIFICATE OF AUTHORITY AND
Authority to Charge for Water and Sewer) APPROVING RATES
Utility Service in 900 Willow Apartments)
in Orange County, North Carolina)

BY THE COMMISSION: On January 12, 2023, RRPV University Chapel Hill, LP, (Applicant) filed an application with the Commission seeking a certificate of authority to charge for water and sewer utility service provided in 900 Willow Apartments in Orange County, North Carolina, and for approval of rates. The Applicant purchases 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 \$3.75. 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 \$67.11 (\$63.36 usage charge and \$3.75 administrative fee).

Based upon the foregoing, the Commission grants the Applicant a certificate of authority to charge for water and sewer service and 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 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 RRPV UNIVERSITY CHAPEL HILL, LP, is granted a certificate of authority to charge for water and sewer utility service in 900 Willow Apartments in Orange 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.net/ncrules/Chapter18.pdf>). This Order shall constitute the Certificate of Authority to Charge for Water and Sewer 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 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 the Notice to Customers, attached as Appendix B, shall be mailed with sufficient postage or hand delivered by the Applicant to all their customers in 900 Willow Apartments contemporaneously with the next billing to 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 8th day of February, 2023.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in dark ink, appearing to read "A. Shonta Dunston". The signature is fluid and cursive, with the first name "A." and last name "Dunston" clearly distinguishable.

A. Shonta Dunston, Chief Clerk

SCHEDULE OF RATES

for

RRPV UNIVERSITY CHAPEL HILL, LP

for water and sewer utility service in

900 WILLOW 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: \$3.75 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-4221, Sub 0, on this the 8th day of February, 2023.

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

**NOTICE TO CUSTOMERS
DOCKET NO. WR-4221, SUB 0
BEFORE THE NORTH CAROLINA UTILITIES COMMISSION**

Notice is hereby given that the North Carolina Utilities Commission has granted RRPV University Chapel Hill, LP (4801 PGA Boulevard, Palm Beach Gardens, Florida 33418), a certificate of authority to charge for water and sewer service provided in 900 Willow Apartments in Orange County, North Carolina, for the purpose of passing along the cost of purchasing water and sewer utility service from the Orange Water and Sewer Authority. 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)	\$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

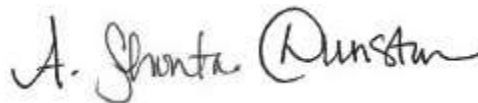
Monthly Administrative Fee: \$3.75 per unit

The average monthly residential water and sewer bill will be \$67.11, based on an estimated average usage of 4,000 gallons.

ISSUED BY ORDER OF THE COMMISSION.

This the 8th day of February, 2023.

NORTH CAROLINA UTILITIES COMMISSION



A. Shonta Dunston, Chief Clerk