

**STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH**

DOCKET NO. WR-4186, SUB 0
DOCKET NO. WR-3406, SUB 3

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of	
Application by 1425 Winnifred Property New)
Co, LLC, 1111 Metropolitan Avenue,)
Suite 700, Charlotte, North Carolina 28204,)
for Authority to Transfer Certificate of)
Authority to Charge for Water and Sewer)
Utility Service in The Winnifred Apartments)
in Mecklenburg County, North Carolina)
	ORDER GRANTING TRANSFER
	OF CERTIFICATE OF AUTHORITY
	AND APPROVING RATES

BY THE COMMISSION: On December 28, 2022, 1425 Winnifred Property New Co, 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 The Winnifred Apartments in Mecklenburg County, North Carolina, from 1425 Winnifred NC Property, LLC. The Applicant purchases water and sewer utility 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 \$5.38 (consisting of \$3.75 for the Applicant's meter reading, billing, and collection costs plus a pass through of Charlotte's \$1.63 base charges for water and sewer service). Based upon 4,000 gallons per month usage and rates of \$4.12 per 1,000 gallons for water and \$7.30 per 1,000 gallons for sewer, the total monthly bill will be \$51.06 (\$45.68 usage charge and \$5.38 administrative fee).

Based upon the foregoing, the Commission grants the Applicant a certificate of authority to charge for water and sewer service in The Winnifred Apartments in Mecklenburg County, North Carolina and 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 1425 Winnifred Property New Co, LLC, is granted a certificate of authority to charge for water and sewer utility service for The Winnifred Apartments in Mecklenburg 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 Utility Service;

2. That the Schedule of Rates is applicable only for the residential units at The Winnifred Apartments. The Applicant may not charge the commercial users (retail office units) for water and sewer usage;

3. 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;

4. 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;

5. 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 The Winnifred Apartments contemporaneously with the next billing to customers;

6. That the certificate of authority issued to 1425 Winnifred NC Property, LLC, in Docket No. WR-3406, Sub 0, is hereby canceled; and

7. 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 25th day of January, 2023.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in black ink that reads "A. Shonta Dunston". The signature is written in a cursive, flowing style.

A. Shonta Dunston, Chief Clerk

SCHEDULE OF RATES

for

1425 WINNIFRED PROPERTY NEW CO, LLC

for water and sewer utility service in

THE WINNIFRED APARTMENTS

(residential units only)

Mecklenburg County, North Carolina

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$3.08
Sewer usage charge, per 100 cubic feet (ccf)	\$5.46

or

Water usage charge, per 1,000 gallons	\$4.12
Sewer usage charge, per 1,000 gallons	\$7.30

Monthly Administrative Fee: \$5.38 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-4186, SUB 0
BEFORE THE NORTH CAROLINA UTILITIES COMMISSION**

Notice is hereby given that the North Carolina Utilities Commission has granted 1425 Winnifred Property New Co, LLC (1111 Metropolitan Avenue, Suite 700, Charlotte, North Carolina 28204), a certificate of authority to charge for water and sewer utility service provided in The Winnifred Apartments in Mecklenburg County, North Carolina, for the purpose of passing along the cost of purchasing water and sewer utility service from the City of Charlotte. The rates approved by the Commission are as follows and are effective for service provided on and after the date of this Notice for residential units only (the Applicant may not charge commercial users (retail or office units) for water usage):

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$3.08
Sewer usage charge, per 100 cubic feet (ccf)	\$5.46

or

Water usage charge, per 1,000 gallons	\$4.12
Sewer usage charge, per 1,000 gallons	\$7.30

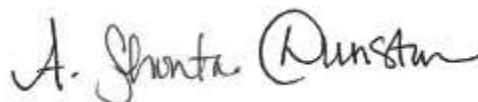
Monthly Administrative Fee: \$5.38 per unit

The average monthly residential water and sewer bill will be \$51.06, based on an estimated average usage of 4,000 gallons.

ISSUED BY ORDER OF THE COMMISSION.

This the 25th day of January, 2023.

NORTH CAROLINA UTILITIES COMMISSION



A. Shonta Dunston, Chief Clerk