

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 Independence Park Investor, LLC
2. Business mailing address of owner 912 Manhattan Avenue, Suite C4
City and state Manhattan Beach, California Zip Code 90266
3. Business telephone number 724-682-3392 Business fax number _____
4. Business email address 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 Independence Park
7. Docket number on current schedule of rates WR-3120 Sub 0
8. County Durham

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>\$ 4.79</u> | <u>\$ 4.48</u> |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$ 6.24</u> | <u>\$ 5.87</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>\$ 6.89</u> | <u>\$ 6.63</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 25 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 08/01/22

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) 733-5610 or from the Commission's website at 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) 733-5610.

SIGNATURE

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

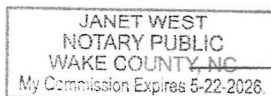
Signature

Date

31. (Typed or Printed Name)

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 11th day of NOVEMBER, 2022



Notary Public

My Commission Expires:

Date

City of Durham Utilities Fee Schedule

Effective August 1, 2022

OFFICIAL COPY

Nov 11 2022

Current Water & Sewer Rates

TIERED WATER
RATES

DEPOSIT AND
DISCONNECTION FEES

BILL CALCULATOR (FY
2022)

Tiered rates are designed to reward customers who use less water by charging the lower rates for water used in the lower tiers. The more water a customer uses, usage moves into the higher tier(s) resulting in higher charges for water use. Sewer charges are billed at a flat rate for all customers. [Learn more about our tiered rate structure.](#)

The city charges deposits for initial connection of water and sewer services. Deposits apply to all residents, both renters and owners. [Learn more about deposit and disconnection fees here.](#)

Please select from values below if different.

Customer Type: ▼

Billing Frequency: ▼

Meter Size: ▼ (5/8 inch is typical residential meter size)

Consumption units used (CF):

Select Language ▼

All values below are calculated:

Water Service Charge: \$

Sewer Service Charge: \$

Tier 1 Water Usage Charge: \$

Tier 2 Water Usage Charge: \$

Tier 3 Water Usage Charge: \$

Tier 4 Water Usage Charge: \$

Tier 5 Water Usage Charge: \$

Fixed Water Usage Charge: \$

Sewer Usage Charge: \$

Total Water Charges: \$

Total Sewer Charges: \$

Total Water and Sewer Bill: \$

Please note that for customers outside city limits, rates and service charges are doubled. Volume and service charges for certain customers served by Durham County's Triangle Wastewater Treatment Plant may vary from this schedule. Call 919-560-1200 for details if your bill is not calculated per the rates below.

MONTHLY WATER RATES

Tier (per 100 cubic feet - ccf)	FY 20 Rates	FY 21 Rates	FY 22 Rates	FY 23 Rates*
Tier 1 (0 - 2 ccf)	\$2.00	\$2.03	\$2.09	\$2.17
Tier 2 (> 2 - 5 ccf)	\$3.01	\$3.06	\$3.15	\$3.27
Tier 3 (> 5 - 8 ccf)	\$3.30	\$3.35	\$3.45	\$3.58
Tier 4 (> 8 - 15 ccf)	\$4.31	\$4.38	\$4.51	\$4.68
Tier 5 (> 15 ccf)	\$6.46	\$6.56	\$6.75	\$7.01

MONTHLY SEWER RATES**Volume Charge Per 100 Cubic Feet**

- FY 20: \$4.33
- FY 21: \$4.39
- FY 22: \$4.51
- FY 23: \$4.67


Fixed Rates

Size

FY 2020

FY 2021

FY 2022

 Select Language 

FY 2023

4 or more persons in household	\$37.97	\$40.06	\$40.59	\$42.03
3 persons in household	\$30.31	\$31.16	\$31.57	\$32.69
1 or 2 persons in household	\$21.65	\$22.26	\$22.55	\$23.35

Durham County Sewer Customers rates are set annually by Durham County Commissioners. Visit the [Durham County website](#) for applicable rates.

*Effective for all bills issued on or after 8/1/22.

SERVICE CHARGES

Meter Size	FY 20 Water Service Charge	FY 20 Sewer Service Charge	FY 21 Water Service Charge	FY 21 Sewer Service Charge	FY 22 Water Service Charge	FY 22 Sewer Service Charge	FY 23 Water Service Charge**	FY 23 Sewer Service Charge**
5/8 inches	\$7.51	\$8.29	\$7.81	\$8.65	\$8.28	\$9.15	\$8.66	\$9.56
1 inches	\$15.73	\$17.49	\$16.30	\$18.18	\$17.15	\$19.08	\$17.83	\$19.82
1 ½ inches	\$29.43	\$32.81	\$30.45	\$34.05	\$31.92	\$35.56	\$33.10	\$36.92
2 inches	\$45.87	\$51.20	\$47.43	\$53.10	\$49.49	\$55.49	\$51.43	\$57.44
3 inches	\$99.03	\$111.31	\$99.53	\$111.87	\$100.03	\$112.43	\$100.54	\$113.00
4 inches	\$169.22	\$190.15	\$170.07	\$191.11	\$170.07	\$191.11	\$171.79	\$193.04
6 inches	\$351.73	\$395.41	\$353.49	\$397.39	\$353.49	\$397.39	\$357.04	\$401.38
8 inches	\$505.15	\$569.12	\$508.69	\$571.97	\$508.69	\$571.97	\$513.80	\$577.71
Greater than 8 inches	\$796.63	\$891.01	\$822.85	\$923.05	\$822.85	\$923.05	\$888.50	\$994.52

Service charges recover the costs of meter reading, meter maintenance, and billing for water and sewer. They also cover some work done by other City departments such as personnel, finance and treasury (printing bills, cashing, etc) that support these functions.

**Effective for all bills issued on or after 8/1/22.

For information on Engineering Development Fees (frontage charges, capital facility fees, meter and service charges, and other charges) please review Section 14 of the [Public Works Reference Guide for Development](#).

Property Name	Independence Park (nd049)		Created By:	ljomok
Address	215 William Penn Plaza Durham, NC 27704		Date:	07/20/22
Number of Units	312		Last Utility Rate Change:	08/01/22
Utility	City of Durham [Inside City Designation]		Next Utility Rate Change:	08/01/23

Water Base Charges

(26) 1.0 " Meter Service Charges	\$	17.83 each	\$	463.58 monthly
<i>*Each Meter includes a Tiered Allowance</i>			\$	463.58 monthly total
			\$	1.49 per unit monthly

Water Consumption Charges
Utility Rates:

All Usage	\$	3.58 per CCF	\$	4.79 per 1,000 gallons
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N.C.U.C. Recommendation Rate (based on the Tier 3 Rate):

All gallons	\$	4.79 per 1,000 gallons
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Sewer Base Charges

(26) 1.0 " Meter Service Charges	\$	19.82 each	\$	515.32 monthly
			\$	515.32 monthly total
			\$	1.65 per unit monthly

Sewer Consumption Charges
Utility Rates:

All Usage	\$	4.67 per CCF	\$	6.24 per 1,000 gallons
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N.C.U.C. Recommendation Rate:

All gallons	\$	6.24 per 1,000 gallons
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Test:

Gallons:	Water	\$	15.84	NOTE: \$3.75 Per Unit Monthly Billing Management Fee.
	3000 Sewer	\$	20.38	

Property Name: Independence Park (nd049)
 Utility Provider: City of Durham

Account Number:	Meter Number:	Meter Size(s):	Service Address:	Units
315811649654	52079985	1.0"	215 William Penn Plz 100	Common Area [Excluded]
315811649652	52079882	1.0"	215 William Penn Plz 200	12
315811649653	54203090	1.0"	215 William Penn Plz 200	12
315811649843	54994118	1.0"	215 William Penn Plz 300	12
315811649841	52064783	1.0"	215 William Penn Plz 300	12
315811649923	52079979	1.0"	215 William Penn Plz 400	12
315811649924	52079980	1.0"	215 William Penn Plz 400	12
315811650022	52072463	1.0"	215 William Penn Plz 500	12
315811650027	52064784	1.0"	215 William Penn Plz 500	12
315811650026	54994111	1.0"	215 William Penn Plz 600	12
315811650023	52079982	1.0"	215 William Penn Plz 600	12
315811649944	52072464	1.0"	215 William Penn Plz 700	12
315811649945	52079986	1.0"	215 William Penn Plz 700	12
315811650025	52079983	1.0"	215 William Penn Plz 800	12
315811650024	52079977	1.0"	215 William Penn Plz 800	12
315811702017	51828516	1.0"	215 William Penn Plz 900	12
315811702069	54560141	1.0"	215 William Penn Plz 900	12
315811702018	51828518	1.0"	215 William Penn Plz 1000	12
315811702067	51828511	1.0"	215 William Penn Plz 1000	12
315811650110	52079992	1.0"	215 William Penn Plz 1100	12
315811650109	52079975	1.0"	215 William Penn Plz 1100	12
315811702019	51828493	1.0"	215 William Penn Plz 1200	12
315811702070	54203079	1.0"	215 William Penn Plz 1200	12
315811650021	89457521	5/8"	215 William Penn Plz 1200	Common Area [Excluded]
315811702020	51828515	1.0"	215 William Penn Plz 1300	12
315811702068	51828497	1.0"	215 William Penn Plz 1300	12
315811702021	51828522	1.0"	215 William Penn Plz 1400	12
315811702071	54236625	1.0"	215 William Penn Plz 1400	12
315811651642	Stormwater [Excluded]	Stormwater	215 William Penn Plz	Stormwater [Excluded]
26 Total Accounts		(26) 1.0" Meters		312