

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 CSP COMMUNITY OWNER, LP
2. Business mailing address of owner 11 GREENWAY PLAZA SUITE 2400  
City and state HOUSTON, TX Zip Code 77046
3. Business telephone number (713) 354-2500 Business fax number (713) 354-2727
4. Business email address CJJohnson@camdenliving.com
5. Name, telephone number, and fax number for person to contact concerning this notification:  
CAROLYN JOHNSON Phone: (713) 354-2563 Fax: (713) 354-2727

**UTILITY SERVICE AREA**

6. Name of Apartment Complex or Manufactured Home Park CAMDEN DILWORTH
7. Docket number on current schedule of rates WR- 909, SUB 55
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>\$ 2.54</u>        | <u>\$ 2.34</u>       |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$ 7.26</u>        | <u>\$ 6.67</u>       |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons?     | <u>1,000 gallons</u>  | <u>1,000 gallons</u> |
| 12. Monthly administrative fee:  | <u>\$ 5.68</u>        | <u>\$ 5.61</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 JULY 1, 2021

**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 latter 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](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 27699-4325**, 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

*Michael Gallagher*

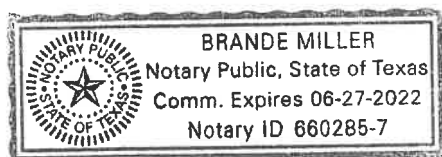
Date

8/12/2021

31. (Typed or Printed Name)

*Michael Gallagher*

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

12<sup>th</sup>

day of

August

, 20

21

*Brandi Miller*

Notary Public

My Commission Expires:

6/27/2021

Date

**STATE OF NORTH CAROLINA  
UTILITIES COMMISSION  
RALEIGH**

DOCKET NO. WR-909, SUB 55

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of  
Notification by CSP Community Owner, LP,       )  
11 Greenway Plaza, Suite 2400, Houston,       )  
Texas 77046, of Revised Rates and Fees for       ) ORDER APPROVING  
Charging for Water and/or Sewer Utility       ) TARIFF REVISION  
Service in Camden Dilworth Apartments in       )  
Mecklenburg County, North Carolina       )

**BY THE COMMISSION:** On August 14, 2019, CSP Community Owner, LP (Applicant), filed with the Commission a notification of revised rates and fees for charging for water and/or sewer service to its customers in Camden Dilworth Apartments in Mecklenburg County, North Carolina, the increased cost of purchasing water and sewer service from the City of Charlotte (Charlotte).

Based upon the filings of the Applicant, the Public Staff has recommended approval of a monthly administrative fee of \$5.61 (consisting of \$3.75 for the Applicant's meter reading, billing, and collecting costs plus a pass through of Charlotte's \$1.86 base charges for water and sewer service). Based upon 4,000 gallons per month usage and rates of \$2.34 per 1,000 gallons for water and \$6.67 per 1,000 gallons for sewer, the total monthly bill will be \$41.65 (\$36.04 usage charge and \$5.61 administrative fee).

Based upon the foregoing, the Commission is of the opinion that the Public Staff's recommended rates should be approved. The Commission is also of the opinion that, if Charlotte's base charges and/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 CSP Community Owner, LP, is granted a tariff revision for Camden Dilworth Apartments in Mecklenburg 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 Charlotte's base charges and/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 Camden Dilworth Apartments contemporaneously with the next billing of customers.

5. 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](http://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 28<sup>th</sup> day of August, 2019.

NORTH CAROLINA UTILITIES COMMISSION



A. Shonta Dunston, Deputy Clerk

## APPENDIX A

SCHEDULE OF RATES

for

CSP COMMUNITY OWNER, LPfor water and sewer utility service inCAMDEN DILWORTH APARTMENTS

Mecklenburg County, North Carolina

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$1.75
Sewer usage charge, per 100 cubic feet (ccf)	\$4.99

or

Water usage charge, per 1,000 gallons	\$2.34
Sewer usage charge, per 1,000 gallons	\$6.67

Monthly Administrative Fee: \$5.61 per unitBills Due: On billing dateBills Past Due: 25 days after billing dateBilling Frequency: Shall be monthly for service in arrears

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Issued in Accordance with Authority Granted by the North Carolina Utilities Commission  
in Docket No. WR-909, Sub 55, on this the 28<sup>th</sup> day of August, 2019.

**Camden Dilworth**  
**1510 Scott Avenue**  
**Charlotte, NC 28203**

Total Units: 145

Rate Effective Date: July 1, 2021

Date Submitted:

Rate Class: Residential

City of Charlotte Account No.	Service Address	# of Units Served	Meter Size	Meter No.	Water Administration	Sewer Administration
79011-348473	1340 Pierce St	145	4"	200414264	\$ 35.03	\$ 236.45
Fixed Fee					\$ 4.22	\$ 4.22
Total(s):		145			\$ 39.25	\$ 240.67

Total Base Charge: \$ 279.92

Per Unit Base Charge: \$ 1.93

Admin Fee: \$ 3.75

**Total Per Unit Admin Fee: \$ 5.68**



Governor Roy Cooper lifts many COVID-19 restrictions for North Carolina. [Learn more about the executive order \(/covid19/Pages/default.aspx\)](/covid19/Pages/default.aspx).



# FY22 Water & Sewer Rates and Fees

Effective 07/01/2021 - 06/30/2022

Residential Rates & Fees

+

Commercial Rates & Fees

-

## Volumetric Rates

Water Charge per Ccf: \$3.07

Sewer Charge per Ccf: \$5.43

## Monthly Water and Sewer Fixed Fees

Water Fixed Fee: \$4.22

Sewer Fixed Fee: \$4.22

## Monthly Water & Sewer Availability Fees

Meter Size	Water Availability Fee	Sewer Availability Fee
------------	------------------------	------------------------



¾" (5/8" meter)	\$1.29	\$8.70
1"	\$3.22	\$21.76
1 ½"	\$6.45	\$43.52
2"	\$10.32	\$69.63
3"	\$21.28	\$143.61
4"	\$35.03	\$236.45
6"	\$70.92	\$478.70
8"	\$141.84	\$957.40
10"	\$270.76	\$1,828.00
12"	\$341.70	\$2,306.00
Fire Line	\$0.00	n/a

**Irrigation Meter Rates**

Tier 3 (1-16 Ccf): \$5.29

Tier 4: (17+ Ccf): \$10.03

**Private Fire Line Volumetric Rate**

\$3.07 per Ccf

Monthly Fire Line Fee

<b>Size</b>	<b>Fire Line Fee</b>
Less than 4"	\$1.19
4"	\$7.27
6"	\$16.36
8"	\$32.72
10"	\$40.90
12"	\$64.08



Hydrant Connection Fees	+
Plan Review Fees	+
Industrial & Commercial Surcharge Rates	+
Connection & System Development Fees	+



- [Pay Bill \(/Water/RatesBilling/Pages/WaterBill.aspx\)](/Water/RatesBilling/Pages/WaterBill.aspx)
- [About Us \(/Water/AboutUs/Pages/default.aspx\)](/Water/AboutUs/Pages/default.aspx)
- [Contact Us \(/Water/AboutUs/Pages/Contact.aspx\)](/Water/AboutUs/Pages/Contact.aspx)
- [Careers \(/HR/Pages/Jobs.aspx\)](/HR/Pages/Jobs.aspx)

- [Catawba River Management](#)
- [Storm Water Services \(/StormWater/\)](/StormWater/)
- [Groundwater](#)

Rates & Billing



Governor Roy Cooper lifts many COVID-19 restrictions for North Carolina. **[Learn more about the executive order \(/covid19/Pages/default.aspx\)](/covid19/Pages/default.aspx)**.



# FY22 Water & Sewer Rates and Fees

Effective 07/01/2021 - 06/30/2022

## Residential Rates & Fees

### Water Usage:

- Tier 1 (1-4 Ccf): \$1.77/Ccf
- Tier 2 (5-8 Ccf): \$2.29/Ccf
- Tier 3 (9-16 Ccf): \$5.29/Ccf
- Tier 4 (Over 16 Ccf): \$10.03/Ccf

### Sewer Usage

\$5.43 Per Ccf of Water Used (up to 16 Ccf)

### Fixed Fees

- Water: \$4.22/month
- Sewer: \$4.22/month

### Availability Fees

- Water 5/8-inch Connection Size: \$1.29/month
- Water 1-inch Connection Size: \$3.22/month
- Sewer 5/8-inch Connection Size: \$8.70/month

Sewer 1-inch Connection Size: \$21.76/month

Disconnection Fee: \$15

Reconnection Fee: \$15

Irrigation Meter Rates

Tier 3 (1-16 Ccf): \$5.29

Tier 4: (17+ Ccf): \$10.03

Commercial Rates & Fees	+
Hydrant Connection Fees	+
Plan Review Fees	+
Industrial & Commercial Surcharge Rates	+
Connection & System Development Fees	+



- Pay Bill (/Water/RatesBilling/Pages/WaterBill.aspx)
- About Us (/Water/AboutUs/Pages/default.aspx)
- Contact Us (/Water/AboutUs/Pages/Contact.aspx)

[Careers \(/HR/Pages/Jobs.aspx\)](#)

[Catawba River Management](#)

[Storm Water Services \(/StormWater/\)](#)

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