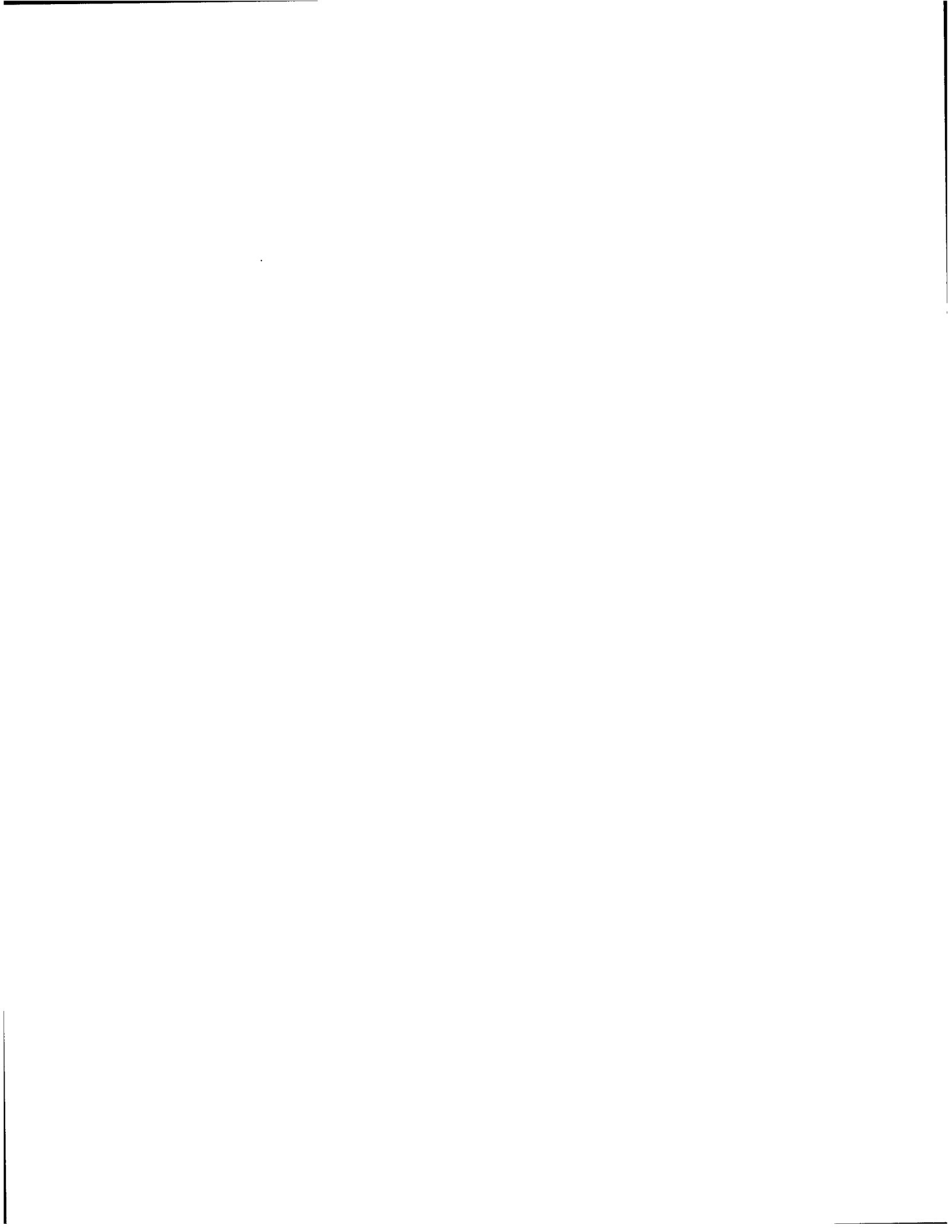


Control Number: 43036



Item Number: 2

Addendum StartPage: 0



Public Utility Commission of Texas

Memorandum

2014 OCT 21 PM 1:48

PUBLIC UTILITY COMMISSION
FILING CLERK

TO: Docket Management Division

Thru: Tammy Benter, Director
Water Utilities Division

From: ^{DLT}_{10/21/14} Debbie Reyes Tamayo
Water Utilities Division

DATE: October 21, 2014

RE: RECOMMENDATION
Project No. **43036**
Registration Request of Courtyards of Valley View Apartments
S6221 for Allocated Utility Service Pursuant to PUC Subchapter H.
§24.122

On **September 8, 2014**, *Courtyards of Valley View Apartments* filed a registration request for Substantive Rules Applicable to Water Utility Submetering and Allocation under *PUC Subchapter H. §24.122* prescribed by the Commission.

After a review of the *Courtyards of Valley View Apartments* registration request, I have concluded that the applicant has satisfactorily Completed the registration requirements under Subst. *PUC Subchapter H. §24.122* by providing all requested information. Therefore, I recommend that *Courtyards of Valley View Apartment's* registration request be granted.

MAILING LIST FOR DOCKET NO. **43036**

Courtyards of Valley View Apartments S6221
13214 Saint Lawrence CIR
Farmers Branch, TX, 75244, 1558
MGR.COURTYARDS@PRESIDIUMRE.COM

200

RECEIVED



Registration of Submetered or Allocated Utility Service

Date: 2014 SEP -8 PM 4:40
 By: PUBLIC UTILITY COMMISSION
 FILING CLERK
 Docket No. 49036
 (this number to be assigned by the PUC after your form is filed)

SAP 6221 CO 9-16-14

PROPERTY OWNER

Name Quebec House LLP

Do not enter the name of the owner's contract manager, management company, or billing company.

NAME AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED (

Name Courtyards of Valley View

Apartment Complex Condominium Manufactured Home Rental Community Multiple-Use Facility

If applicable, describe the "multiple-use facility" here:

INFORMATION ON UTILITY SERVICE

Tenants are billed for Water Wastewater Submetered OR Allocated ★★★

Name of utility providing water/wastewater City of Farmer's Branch

Date submetered or allocated billing begins (or began) OCT-2012 Required

METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.

Not applicable, because Bills are based on the tenant's actual submetered consumption
 There are neither common areas nor an installed irrigation system

All common areas and the irrigation system(s) are metered or submetered:

We deduct the actual utility charges for water and wastewater to these areas then allocate the remaining charges among our tenants.

This property has an installed irrigation system that is not separately metered or submetered:

We deduct percent (we deduct at least 25 percent) of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

This property has an installed irrigation system(s) that is/are separately metered or submetered:

We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

This property does not have an installed irrigation system:

We deduct at least 5 percent of the retail public utility's total charges for water and wastewater consumption, and then allocate the remaining charges among our tenants.

★★★IF UTILITY SERVICES ARE ALLOCATED, YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM ★★★

Send this form by mail to:

Filing Clerk, Public Utility Commission of Texas
 1701 North Congress Avenue
 P.O. Box 13326
 Austin, Texas 78711-3326

13214 Saint Lawrence Circle
 Farmers Branch TX. 75244
 972-441-3763

converted to include NY 97514

METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants.

Occupancy method: The number of occupants in the tenant's dwelling unit is divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered.

<input type="checkbox"/> Ratio occupancy method:	Number of Occupants	Number of Occupants for Billing Purposes
The number of occupants in the tenant's dwelling unit is adjusted as shown in the table to the right. This adjusted value is divided by the total of these values for all dwelling units occupied at the beginning of the retail public utility's billing period.	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/> Estimated occupancy method:	Number of Bedrooms	Number of Occupants for Billing Purposes
The estimated occupancy for each unit is based on the number of bedrooms as shown in the table to the right. The estimated occupancy in the tenant's dwelling unit is divided by the total estimated occupancy in all dwelling units regardless of the actual number of occupants or occupied units.	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

Occupancy and size of rental unit percent (in which no more than 50%) of the utility bill for water/wastewater consumption is allocated using the occupancy method checked above. The remainder is allocated according to either:
• the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR
• the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.

Submetered hot water:
The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.

Submetered cold water is used to allocate charges for hot water provided through a central system:
The individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in all dwelling units.

As outlined in the condominium contract. Describe:

Size of manufactured home rental space:
The size of the area rented by the tenant divided by the total area of all the size of rental spaces.

Size of the rented space in a multi-use facility:
The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.