



Control Number: 43515



Item Number: 1

Addendum StartPage: 0

House Bill (HB) 1600 and Senate Bill (SB) 567 83rd
Legislature, Regular Session, transferred the functions
relating to the economic regulation of water and sewer
utilities from the TCEQ to the PUC effective
September 1, 2014.

43515



National Exemption Service
Utility Management Specialists Since 1968

RECEIVED
2014 OCT -9 AM 10:20
PUBLIC UTILITY COMMISSION
FILING CLERK

September 9, 2014

Dear Valued Client:

Effective September 1, 2014, the Texas Public Utility Commission (PUC) will take over regulatory authority of water submetering and allocation from the Texas Commission on Environmental Quality (TCEQ).

National Exemption Service (NES) wanted to make you aware of some changes from the PUC and how they may affect you:

- * Registration - If your community was previously registered with the TCEQ, you should not need to register again with the PUC. However, if your community is unregistered, you will now need to register with the PUC. We have included a blank copy of the PUC registration form for you to fill in and submit.
- * Leases - Any lease signed after September 1, 2014, must include a full copy of the PUC water billing rules, instead of a rules summary.
- * Resident complaints - The PUC will now be in charge of investigating Resident complaints. Complaints may be mailed to: Public Utility Commission of Texas, Attention: Water Utilities Division, 1701 N. Congress Avenue, P.O. Box 13326, Austin, Texas 78711-3326.

A copy of the PUC rules may be found here:

http://www.taa.org/images/images/PUC_Water_Submetering_and_Allocation_Rules.pdf

During this transition, the PUC may chose to implement other changes. Please refer to the TAA and the PUC websites for these changes.

If you have any questions regarding the PUC's water billing rules, or the registration process, please feel free to contact me at 727-725-7327 or via email at grant@submeter.com.

Sincerely,

Grant Forehand
Compliance Officer
National Exemption Service, LLC

604 Packard Court ♦ Suite A ♦ Safety Harbor, FL 34695
800-780-8848 ♦ Fax 800-713-3082 ♦ www.submeter.com



Registration of Submetered or Allocated Utility Service

Date:

By:

Docket No. 49515
(this number to be assigned by the PUC after your form is filed)

PROPERTY OWNER

Name Andrea Bus SMB Park Place, LLC

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 The Creek on Park Place

☒ 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 The City of Bedford Water

Date submetered or allocated billing begins (or began) ☐ 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. No

☐ 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. Irrigation system/runs off well

☒ 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

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 checked="" type="checkbox"/> Ratio occupancy method: 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.	Number of Occupants	Number of Occupants for Billing Purposes
	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/> Estimated occupancy method: 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.	Number of Bedrooms	Number of Occupants for Billing Purposes
	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** 50% 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.