



Control Number: 45266



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Donna L. Nelson
Chairman

Kenneth W. Anderson, Jr.
Commissioner

Brandy Marty Marquez
Commissioner

Brian H. Lloyd
Executive Director



Greg Abbott
Governor

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PUBLIC UTILITY COMMISSION

Public Utility Commission of Texas

TO: Donna L. Nelson, Chairman
Kenneth W. Anderson, Jr., Commissioner
Brandy Marty Marquez, Commissioner

All Parties of Record

FROM: Jeffrey J. Huhn *JJH*
Administrative Law Judge

RE: **Open Meeting of August 18, 2016**
Docket No. 45266 – *Application of House Hahl Commercial Owners Association for Exempt Utility Registration*

DATE: July 19, 2016

Enclosed is a copy of the Proposed Order in the above-referenced docket. The Commission is currently scheduled to consider this docket at an open meeting to begin at 9:30 a.m. on Thursday, August 18, 2016, at the Commission's offices, 1701 North Congress Avenue, Austin, Texas. The parties shall file corrections or exceptions to the Proposed Order on or before Wednesday, August 10, 2016.

If there are no corrections or exceptions, no response is necessary.



DOCKET NO. 45266

APPLICATION OF HOUSE HAHL	§	PUBLIC UTILITY COMMISSION
COMMERCIAL OWNERS	§	
ASSOCIATION FOR EXEMPT	§	OF TEXAS
UTILITY REGISTRATION	§	

PROPOSED ORDER

This Order addresses the application of House Hahl Commercial Owners Association (House Hahl) for exempt utility registration. Public Utility Commission of Texas (Commission) Staff recommended approval of the application. The application is approved.

The Commission adopts the following findings of fact and conclusions of law.

I. Findings of Fact

Procedural History

1. On October 16, 2015, House Hahl filed an application for exempt utility registration for water and sewer service.
2. On October 20, 2015, Order No. 1 was issued, requiring comments on administrative completeness.
3. On November 23, 2015, Commission Staff filed a recommendation on sufficiency of the application. Commission Staff recommended the application be deemed deficient and proposed deadlines for House Hahl to cure the deficiencies.
4. On November 24, 2015, Order No. 3 was issued, deeming the application deficient and establishing deadlines for House Hahl to cure the deficiencies.
5. On December 18, 2015, House Hahl filed additional maps.
6. On January 20, 2016, Commission Staff filed a second recommendation on sufficiency of the application stating the application was deficient because it was lacking a large scale map.
7. On January 25, 2016, Order No. 4 was issued, finding the application remained deficient.

8. On February 1, 2016, House Hahl filed additional maps to cure deficiencies in the application.
9. On March 23, 2016, Commission Staff filed a third recommendation on sufficiency and recommended the application be found sufficient and proposed a procedural schedule.
10. On March 24, 2016, Order No. 5 was issued, deeming the application administratively complete and establishing a procedural schedule.
11. On June 3, 2016, House Hahl filed an amendment to page 5 of the initial application indicating a revised tariff.
12. On June 30, 2016, Commission Staff filed a final recommendation for approval of the application for House Hahl's water utility registration only. Commission Staff stated House Hahl agreed that the request for sewer exempt utility registration cannot be granted. Commission Staff attached a final map and tariff.
13. Notice of the application was published in the *Texas Register* on July 29, 2016.
14. The parties have resolved all issues regarding the application. Additionally, no protests and no requests for hearing were filed.
15. The map and tariff referenced in Findings of Fact No. 12 are attached to this Order.

Certificate Not Required

16. House Hahl is a utility that has less than 15 potential service connections.
17. House Hahl is not owned by or affiliated with a retail public utility or any other provider of potable water service.
18. House Hahl is not within the certificated area of another retail public utility.
19. House Hahl is not within the corporate boundaries of a district or municipality.

II. Conclusions of Law

1. The Commission has jurisdiction over these matters pursuant to Tex. Water Code § 13.242(c) (TWC) and 16 Tex. Admin. Code § 24.103(d) (TAC).
2. House Hahl is eligible to operate its retail water service without a CCN under TWC § 13.242(c) and 16 TAC § 24.103(d).
3. Pursuant to TWC § 13.242(c) and 16 TAC § 24.103(d), House Hahl can only receive exemption for the provision of retail water service, not retail sewer service.
4. The application was processed in accordance with the requirements of TWC § 13.242(c) and 16 TAC § 24.103(d).
5. The requirements for informal disposition pursuant to 16 TAC § 22.35 have been met in this proceeding.

III. Ordering Paragraphs

In accordance with these findings of fact and conclusions of law, the Commission issues the following Order:

1. House Hahl's application is approved.
2. House Hahl is registered as an exempt water utility and assigned Exempt Registration No. N0073.
3. All other motions, requests for entry of specific findings of fact or conclusions of law, and any other requests for general or specific relief, if not expressly granted herein, are hereby denied.

SIGNED AT AUSTIN, TEXAS the _____ day of August 2016.

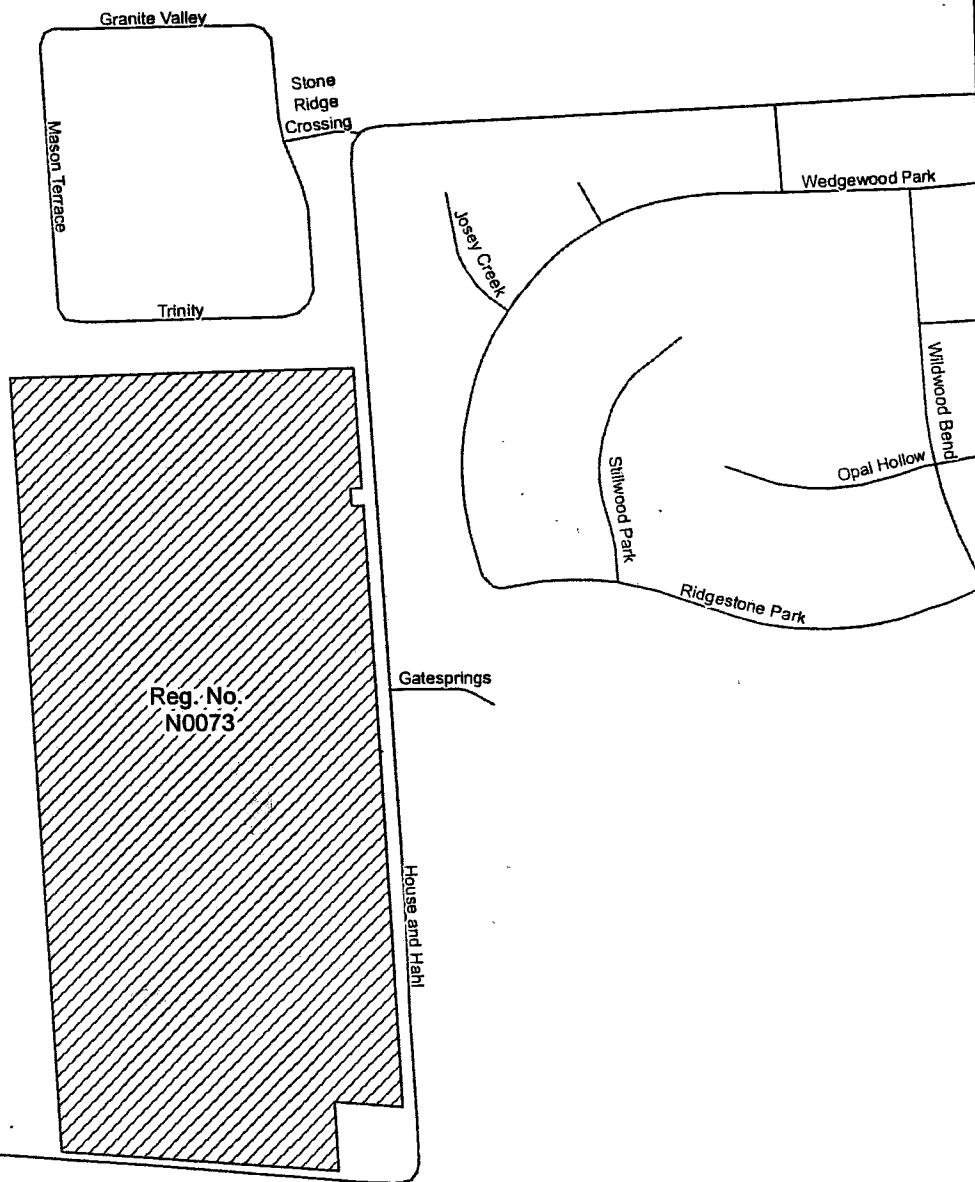
PUBLIC UTILITY COMMISSION OF TEXAS

DONNA L. NELSON, CHAIRMAN

KENNETH W. ANDERSON, JR., COMMISSIONER

BRANDY MARTY MARQUEZ, COMMISSIONER

House Hahl Commercial Owners Association
Water Service Area
Exempt Utility Registration No. N0073
PUC Docket No. 45266
Harris County



Exempt Utility Water Service Area



N0073 - House Hahl Commercial Owners Association

0 250 500
Feet





EXEMPT UTILITY WATER TARIFF FORM

Docket No. 45266

Exempt Registration No. N0073

House Hahl Commercial Owners Association
(Water System Name)

832/693-3600
(Phone Number)

16518 House Hahl Road
(Utility Address)

Cypress, TX 77433
(City, State, Zip Code)

Rate Schedule
Commercial

Monthly Minimum Charge
\$700.00 (Including 0 gallons)

Gallonage Charge
\$5.00 per 1,000 gallons from 0 to 10,000 gallons
\$5.50 per 1,000 gallons from 10,001 to 20,000 gallons
\$6.00 per 1,000 gallons for 20,001+

TAP FEE Actual Cost

OTHER EXTENSION FEES \$0.00

REGULATORY ASSESSMENT 1.0%
A REGULATORY ASSESSMENT, EQUAL TO ONE PERCENT OF THE CHARGE FOR RETAIL WATER SERVICE ONLY, SHALL BE COLLECTED FROM EACH RETAIL CUSTOMER.

RECONNECTION FEE

THE RECONNECT FEE WILL BE CHARGED BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS:

- a) Non-payment of bill (not to exceed \$25 without justification) \$25.00
- b) Customer's request \$25.00
- c) Other Reasons (specify) \$0.00

LATE CHARGE 10%
FOR PAYMENTS NOT RECEIVED BY DUE DATE.

RETURNED CHECK CHARGE \$35.00

CUSTOMER DEPOSIT \$200.00

METER TEST FEE (Not to exceed \$25) \$25.00

The attached Service Rules are part of this tariff.

House Hahl Commercial Owners Association

REQUIRED SERVICE RULES AND REGULATIONS FOR EXEMPT UTILITIES

CUSTOMER NOTICE: THIS UTILITY SERVICE PROVIDER IS EXEMPT FROM MANY OF THE REQUIREMENTS FOR UTILITIES, BUT IT STILL MUST COMPLY WITH THESE SERVICE RULES. THE COMMISSION WILL NOT REVIEW RATE CHANGES UNLESS PROTESTED BY AT LEAST 50% OF THE CUSTOMERS WITHIN 90 DAYS AFTER THE EFFECTIVE DATE OF THE RATE CHANGE.

Rate Changes - Rates can be changed no more than once per year without the approval of the Commission. Customers will be given a notice of rate change which states the effective date of the rate change, the old rates, the new rates, the Commission's address and a statement that written protests can be submitted to the Commission.

Application for and Provision of Water Service

All new applicants will be given a copy of this Exempt Utility Tariff.

Where service has been disconnected for nonpayment of a bill, service will be reconnected within one working day after the customer has met the requirements for reconnection.

The customer will be responsible for furnishing and laying the necessary customer service line from the utility's point of connection on the customer's property to the place of consumption. Customers may be required to install a customer owned cut-off valve on the customer's side of the meter or connection.

Refusal of Service

This exempt utility is not required to have a designated service area and is not obligated to serve every applicant for service but is required to provide service in a nondiscriminatory manner.

Customer Deposits

Refund of deposit - If service is not connected, or after permanent disconnection of service to a customer, the utility will promptly refund, within 30 days, the customer's deposit or the balance, if any, in excess of the unpaid bills for service furnished.

Meter Requirements, Readings, and Testing

One meter or connection may be required for each customer. The exempt utility will, upon the request of a customer, and, if the customer so desires, in his or her presence or in that of his or her authorized representative, make a test of the accuracy of the customer's meter. The test may be made using a container of known volume.

A meter test will cost \$0.00. Following the completion of any requested test, the utility will promptly advise the customer in writing of the results. If the meter is in error by more than 3% the meter should be replaced at the utility's expense. Meters will be read at (preferably monthly) intervals.

Billing

Bills from the utility will be mailed at intervals specified in the service agreement. The due date of bills for utility service will be at least sixteen (16) days from the date of issuance. The postmark on the bill or, if there is no postmark on the bill, the recorded date of mailing by the utility will constitute proof of the date of issuance. Payment for utility service is delinquent if full payment, including late fees, is not received at the designated payment location by 5:00 p.m. on the due date. If the due date falls on a holiday or weekend, the due date for payment purposes will be the next work day after the due date.

Late Fee - A late penalty may be charged (if listed on the tariff) on bills received after the due date. The utility must maintain a record of the date of mailing to charge the late penalty.

Each bill will provide at least the following: The total amount due for water service, the due date of the bill and a telephone number (or numbers) for customers to call if they have questions.

House Hahl Commercial Owners Association

REQUIRED SERVICE RULES AND REGULATIONS FOR EXEMPT UTILITIES (Cont.)

Metered Service

If service is metered the bill must also state the date and reading of the meter at the beginning and end of the period for which the bill is rendered, and the numbers of gallons consumed.

Service Disconnection and Disputed Bills

If a customer or applicant for service files a complaint about all or a portion of the bill, the utility will promptly investigate the matter and advise the complainant of the results. Service may not be disconnected pending completion of the investigation. If the complainant is dissatisfied with the utility's response, the utility must advise the complainant that he/she has recourse through the Public Utility Commission of Texas complaint process. Pending resolution of a complaint, the Commission may require continuation or restoration of service.

The utility will maintain a record of all complaints which shows the name and address of the complainant, the date and nature of the complaint and the adjustment or disposition thereof, for a period of two years after the final settlement of the complaint.

The exempt utility is encouraged, but not required, to offer a deferred payment plan to a customer who cannot pay an outstanding bill in full and is willing to pay the balance in reasonable installments. However, a customer's utility service may be disconnected if a bill has not been paid or a deferred payment agreement entered into within 26 days from the date of issuance of a bill and if proper notice of disconnection has been given.

Notice of disconnection must be a separate mailing or hand delivery.

Utility service may also be disconnected without notice if an imminent hazard to the utility system exists.

The utility is required to reconnect service after a customer who has been disconnected for nonpayment pays a delinquent bill and any other applicable fees in accordance with this tariff and any applicable service agreement. The utility may permanently disconnect service to an existing customer only if authorized to in writing by the Commission after notice has been issued.

Reconnection of Service

Service will be reconnected within 24 hours, unless otherwise stated on the service agreement, after the past due bill, reconnection fee and any other outstanding charges are paid or correction of the conditions which caused service to be disconnected.

Service Interruptions

The utility will make all reasonable efforts to prevent interruptions of service. If interruptions occur, the utility will re-establish service within the shortest possible time.

Quality of Service

The utility will provide properly treated and disinfected water and facilities with sufficient pressure and capacity for reasonable consumer uses unless otherwise stated on the service agreement.

Standard Extension Requirements

All practices and policies related to the extension of service to new applicants or restoration of service must be reasonable and nondiscriminatory.

Specific Utility Rules (May not conflict with Commission required Rules. Attach additional pages if needed.)

WATER SERVICE APPLICATION/AGREEMENT

Date: _____

Exempt Utility Name	<u>House Hahl Commercial Owners Association</u>
Business Address Street	<u>16518 House Hahl Road</u>
City, State, Zip	<u>Cypress, TX 77433</u>
(AC) Telephone	<u>832/693-3600</u>

APPLICATION FOR WATER SERVICE

Name of Applicant/Customer:	_____
Service Location:	_____
Billing Address:	_____
City, State, Zip:	_____

Check Applicable Items:

<input type="checkbox"/> Residential	<input type="checkbox"/> Owner
<input type="checkbox"/> Commercial	<input type="checkbox"/> Tenant

The Exempt Utility agrees to sell and deliver water to the Applicant and the Applicant agrees to purchase and receive water from the Utility in accordance with the rules and regulations required by the Public Utility Commission of Texas which are included in its Exempt Utility Tariff and any other rules or requirements contained in this agreement.

Water will be disinfected. Water will be measured by meters which are furnished, installed, owned and maintained by the Utility. The meter and/or connection is for the sole use of the Applicant/Customer to serve water to one dwelling, business or property. The Applicant/Customer shall not share, resell, or submeter water to any other dwelling, business, property, etc., without the specific written authorization of the Utility and in compliance with applicable laws and regulations.

The Utility has the right to locate a water service meter/connection and the pipe necessary to connect the meter to the utility's water main on the property of the Applicant at a point mutually agreeable to both the Utility and the Applicant. The Applicant/Customer will allow the Utility access at all reasonable times to its property and equipment located upon Applicant/Customer's premises for the limited purposes of reading the water meter, repairing or replacing existing facilities and the inspection of the Applicant/Customer's facilities to check for illegal connections or unsafe plumbing practices or cross-connections, in compliance with the requirements of the Texas Commission on Environmental Quality's "Rules and Regulations for Public Water Systems."

The Applicant will install, at his own expense, a service line from the water meter/connection to the Applicant's point of use which includes X /does not include _____ a cutoff valve on the Applicant's side of the water meter/connection. The Applicant/Customer will be responsible for maintenance and repair of the Applicant/Customer's service line. The Applicant/Customer shall hold the Utility harmless from any and all claims or demands for damage to real or personal property occurring from the point the Applicant/Customer ties on the water meter/connection to the final destination of the line installed by Applicant/Customer.

The Applicant agrees to grant to the Utility an easement/right-of-way for the purpose of installing, maintaining and operating such pipe lines, meters, valves, and any other equipment which may be deemed necessary for the provision of Utility service to that Applicant/Customer. The Utility will attempt to restore the Applicant/Customer's property to its original condition after installation or repairs. This easement may be in such form as is required by the Utility. The Applicant/Customer agrees not to interfere with the Utility's employees in the discharge of their duties. The Applicant/Customer will not permit anyone except the Utility's employees to tamper with or interfere with any of the utility's equipment installed on the Applicant/Customer's premises.

Non-Standard Service

Will the Applicant's use of water place unique, non-standard service demands upon the system or require any special facilities?

 X No Yes If yes, please describe.

OTHER AGREEMENTS OR REQUIREMENTS FOR SERVICE

The service applicant has been provided a copy of the utility's Exempt Utility Tariff and agrees to pay the rates in the tariff and abide by the requirements in this service agreement. This utility is exempted from most of the requirements for water utilities as long as service is provided in accordance with the Exempt Utility Tariff. The Commission will not review rate changes by the utility unless it receives written protests from at least 50% of the customers within 90 days after the effective date of a rate change.

Date / /

Applicant/Customer's Signature

\$ Tap Fee Collected

\$ Deposit Collected

Service will be connected at the service location on or about , 20 .

Date / /

Utility Representative